



96 PRINCESS DRIVE, SEAFORD, BN25 2TS

£385,000

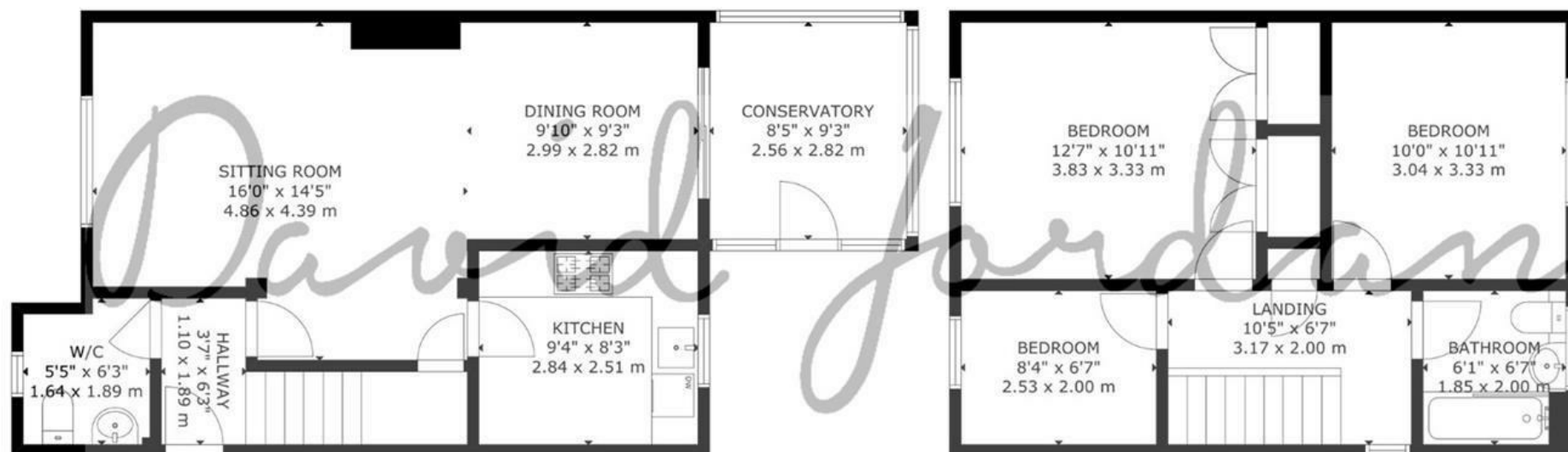
A three bedroom semi-detached house located in this sought after residential area, approximately one mile from Seaford town centre and railway station. Cradle Hill Primary School and Seaford Primary School are both within one mile, with a local childrens' park and Co-op convenience store approximately 150 metres away.

The property comprises an open plan sitting room and dining room, conservatory, kitchen, three bedrooms, family bathroom and cloakroom. To the front, there is brick paved off road parking for two vehicles and a garage. The rear garden is of a good size, mainly laid to lawn with a paved patio.

Further benefits include gas fired central heating and double glazing.

- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING FOR TWO VEHICLES AND GARAGE
- OPEN PLAN SITTING ROOM AND DINING ROOM
- BATHROOM AND CLOAKROOM
- REAR GARDEN
- LOCATED WITHIN APPROXIMATELY 150 METERS FOR PARK AND CO-OP CONVENIENCE STORE
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY A MILE DISTANT
- CRADLE HILL PRIMARY SCHOOL AND SEAFORD PRIMARY SCHOOL ARE BOTH LOCATED WITHIN A MILE.
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING





FLOOR 1

EST. 2004

FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 95 m²/1,025 sq ft
 FLOOR 1: 52 m²/562 sq ft, FLOOR 2: 43 m²/463 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004