



17 SANDRINGHAM CLOSE, SEAFORD, EAST SUSSEX, BN25 3EB

£280,000

17 Sandringham Close is a two double bedroom mid terraced house ideally located for countryside walks, local park & bus service. Within half a mile you find a useful convenience store, popular Cradle Hill primary school and bus services to Eastbourne and Brighton.

Offered for sale with no ongoing chain this well presented property benefits from a superb refitted shower room/WC, uPVC double glazing, gas fired central heating and garage which is located in a compound within the close.

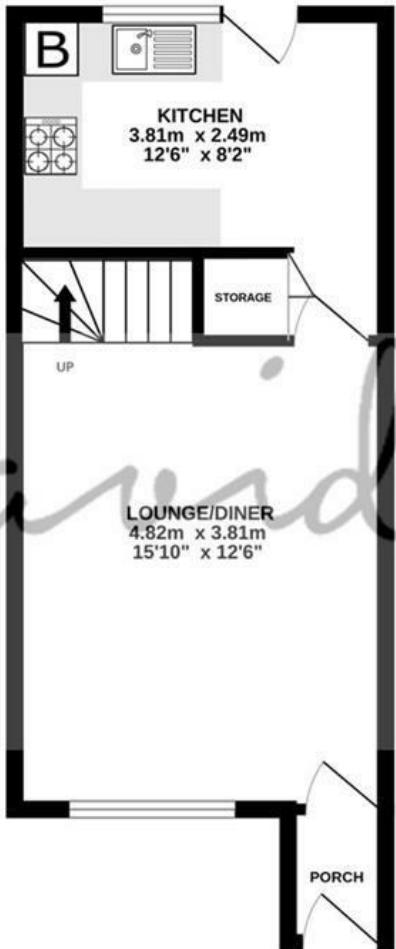
The ground floor accommodation comprises of a reception porch, living/dining room and kitchen/breakfast room. On the first floor you will find two double bedrooms and a stunning re fitted shower room/WC.

Both the front and rear gardens are low maintenance with the front being laid to stone with inset shrub beds and the front being laid to patio with shrub beds and borders. A rear access gate leads to the garage compound.

- NO ON GOING CHAIN
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- CLOSE TO PARK & COUNTRYSIDE WALKS
- SUPERBLY REFITTED SHOWER ROOM / WC
- KITCHEN WITH GARDEN VIEWS
- LOW MAINTENANCE GARDENS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GARAGE LOCATED IN A COMPOUND



GROUND FLOOR
32.5 sq.m. (349 sq.ft.) approx.



1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.



EST. 2004

17 SANDRINGHAM CLOSE

TOTAL FLOOR AREA: 63.5 sq.m. (684 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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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