



3 BLATCHINGTON ROAD, SEAFORD, BN25 2AB

£575,000

A beautifully presented three bedroom semi detached home ideally located in central Seaford, just a short walk from the town centre and seafront. The property offers two reception rooms, a stylish kitchen/breakfast room and a charming blend of character including exposed floorboards, thumb latched inner doors, feature open fireplace and vaulted ceilings.

Arranged over three floors, the home includes a spacious principal bedroom with en-suite on the top floor, two further bedrooms, and a modern family bathroom. Outside, there is a mature walled front garden, sunken seating area, courtyard, summer house and shed. The garage makes for ideal storage and has an on street parking space in front.

Conveniently located for shops, schools and mainline rail links to Brighton, Lewes, Gatwick and London Victoria.

- CHARMING CHARACTER
PROPERTY ARRANGED OVER
THREE FLOORS
- CLOSE TO TOWN CENTRE
AND SEAFRONT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- 24' FEET LONG
KITCHEN/BREAKFAST ROOM
- GARDEN, COURTYARD AND
GARAGE
- BEAUTIFULLY PRESENTED

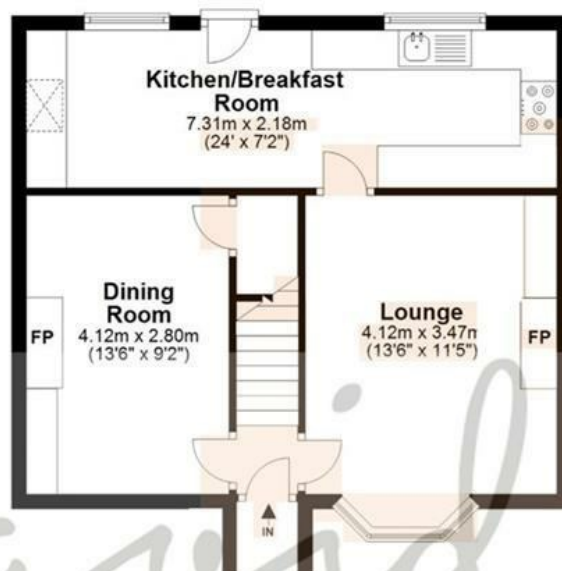






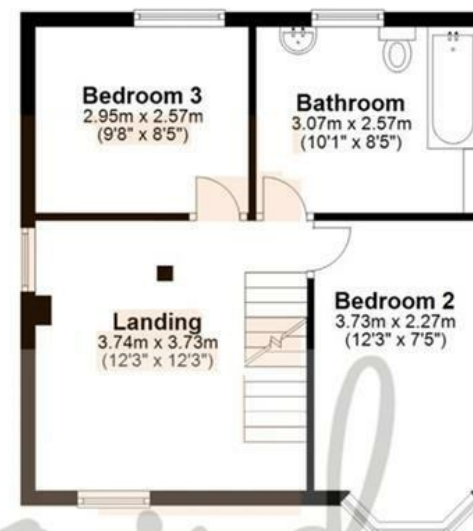
Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



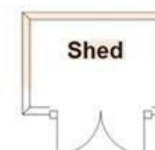
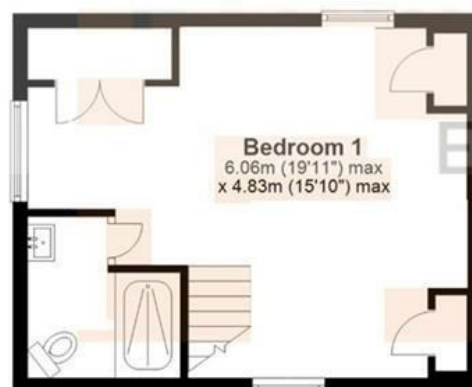
First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Second Floor

Approx. 29.3 sq. metres (314.9 sq. feet)



Total area: approx. 116.4 sq. metres (1252.4 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.





A beautifully presented home set in the heart of Seaford, blending characterful features with modern comforts. This three bedroom semi detached house is ideally located just a short walk from both the town centre and beach, offering both charm and convenience.

Access is via a canopied entrance porch, the front door opens into an entrance lobby with stairs leading to the first floor. A door leads into the inviting lounge, which features exposed floorboards, an open fireplace with a bay window to the front, and a wealth of natural light. The dining room is also to the front and has an original fitted alcove cupboard, under-stairs storage and an additional front-facing window.

To the rear of the property is a generous kitchen/breakfast room fitted with a bespoke range of base and wall units, with wooden worktops, a granite splashback, and integrated appliances including space for a Rangemaster-style enamel stove, integrated dishwasher and ample space for a fridge/freezer. There is also space for a breakfast table and chairs. A stable door opens to the rear garden and courtyard.

On the first floor, the spacious landing is ideal as a study or reading nook and gives access to two bedrooms and a well-appointed family bathroom with panelled bath and shower over, pedestal basin and low-level W.C. The second floor is dedicated to the principal bedroom, a stunning space with vaulted ceiling, exposed beams, dual aspect windows, and an en-suite shower room.

Outside, the front garden is a peaceful area bordered by a flint wall. It includes mature, well stocked borders, a sunken terrace with seating area, raised flower beds, a summer house and shed. The garage provides storage with an on street parking space in front of it.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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