7 ALEXANDRA CLOSE, SEAFORD, BN25 2XA

£469,950

An opportunity to acquire this four bedroom detached family home, set within a sought after residential area in a small close just off Princess Drive. A local convenience store is only a short distance away, with miles of downland walks also close by. Seaford Golf Course is within easy reach, and Seaford town centre and railway station are approximately one and half miles away.

The accommodation comprises a ground floor cloakroom, a sitting room, and a spacious kitchen/dining room fitted with modern appliances. A good sized conservatory opens onto the rear garden. The garage has been partially converted to provide useful storage space along with a utility area.

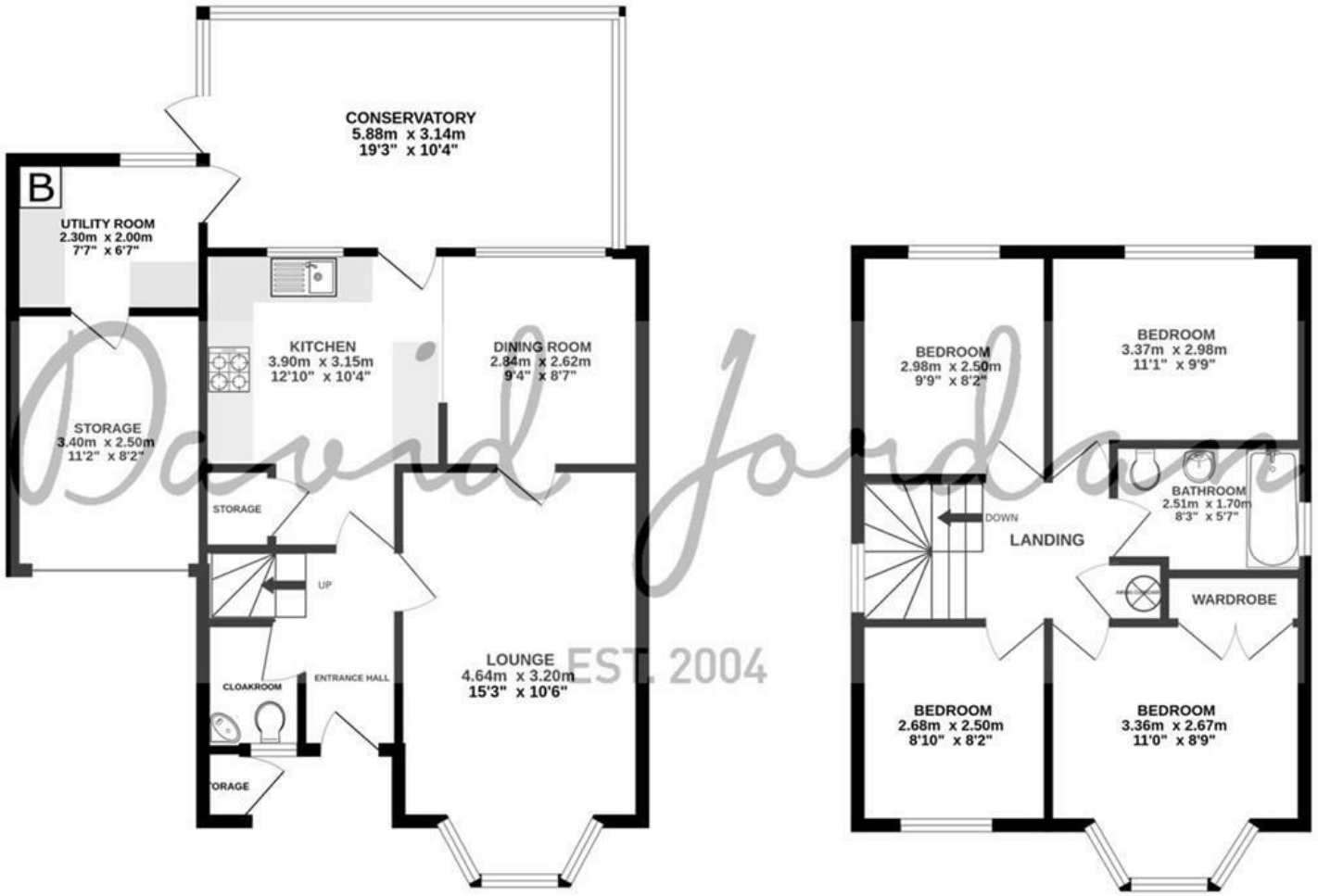
On the first floor there are four well proportioned bedrooms and a family bathroom. Further features include UPVC double glazing and gas fired central heating.

Vacant possession with no onward chain.

- FOUR BEDROOM DETACHED HOUSE
- SITTING ROOM
- KITCHEN/DINER WITH ELECTRIC OVEN AND GAS HOB
- CONSERVATORY
- UTILITY ROOM/GARAGE
- GROUND FLOOR CLOAKROOM AND FAMILY BATHROOM
- GAS CENTRAL HEATING
- BEDROOM ONE WITH FITTED BEDROOM FURNITURE
- UPVC DOUBLE GLAZED,
- VACANT POSSESSION WITH NO ONWARD CHAIN

GROUND FLOOR
73.2 sq.m. (787 sq.ft.) approx.

1ST FLOOR
45.5 sq.m. (490 sq.ft.) approx.



David Jordan EST 2004

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TOTAL FLOOR AREA : 118.7 sq.m. (1277 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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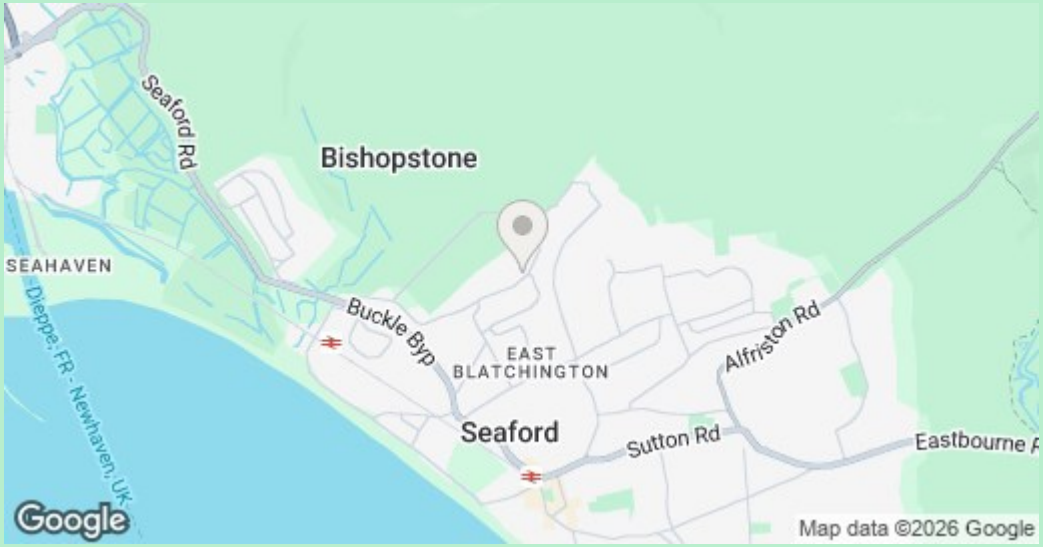
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: 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 representationsof fact or form part of any offer or contract.

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EST. 2004