



3 HIGHLANDS ROAD, SEAFORD, EAST SUSSEX, BN25 1SL

£375,000

A three bedroom semi-detached house ideally situated in this sought-after location just south of the A259 within a short, accessible walk to the town centre, doctors, shops, beach, and all public transport links. The house is within a one mile radius of three primary schools and Seaford Head secondary school. Despite the proximity to town, it is extremely quiet and is an ideal location for all ages.

The property consists of entrance hall, cloakroom, kitchen/breakfast room, lounge/diner and conservatory to the ground floor. The first floor has three bedrooms together with a family bathroom.

Outside, there is a driveway affording off road parking for two vehicles, access to the single garage via double doors and paved area. There is also a generous-sized rear garden that is mainly laid to lawn.

The house further benefits from gas fired central heating, double glazed windows and being sold with no onward chain.

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- GENEROUS-SIZED REAR GARDEN
- SITUATED IN A POPULAR LOCATION
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE
- CLOSE TO SEAFORD TOWN CENTRE, DOCTORS, BEACH AND TRANSPORT LINKS





## Ground Floor

### ENTRANCE HALL

Storage cupboard. Stairs to first floor. Understairs storage cupboard. Radiator.

### CLOAKROOM

W.C. Wash basin. Window to front. Radiator. Fully tiled walls. Extractor fan.

### KITCHEN/BREAKFAST ROOM

Range of base and wall storage units. Space for upright fridge freezer, washing machine and cooker. Sink and drainer. Built-in cupboard. Airing cupboard housing water tank. Windows overlooking the front. Radiator.

### LOUNGE/DINER

Window to rear. Radiator. Door into:

### CONSERVATORY

Storage cupboard. Radiator. Double doors out to rear garden.

## First Floor

### LANDING

Access to loft via hatch. Window to side.

### BEDROOM ONE

Window to rear overlooking the garden. Built-in cupboard. Radiator.

### BEDROOM TWO

Window to front. Radiator. Built-in cupboard. Eaves storage space.

### BEDROOM THREE

Window to side. Radiator. Fully insulated. Built-in shelves for storage.

### BATHROOM

Bath with shower attachment. W.C. Wash basin. Vanity unit. Obscured window to side.

## Outside

### FRONT

Off road parking for two vehicles. Lawn area. Access to garage via up-and-over door.

### REAR GARDEN

Easterly aspect. Fence enclosed. Patio. Mainly laid to lawn. Range of mature shrubs and bushes. Personal door into garage.

### GARAGE

Power and light. Double doors.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

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