



69 ST. CRISPIANS, SEAFORD, BN25 2DY

£325,000



A conveniently situated three bedroom end-of-terrace house set within the popular St Crispians development, located approximately a third of a mile from Seaford town centre, bus routes and railway station.

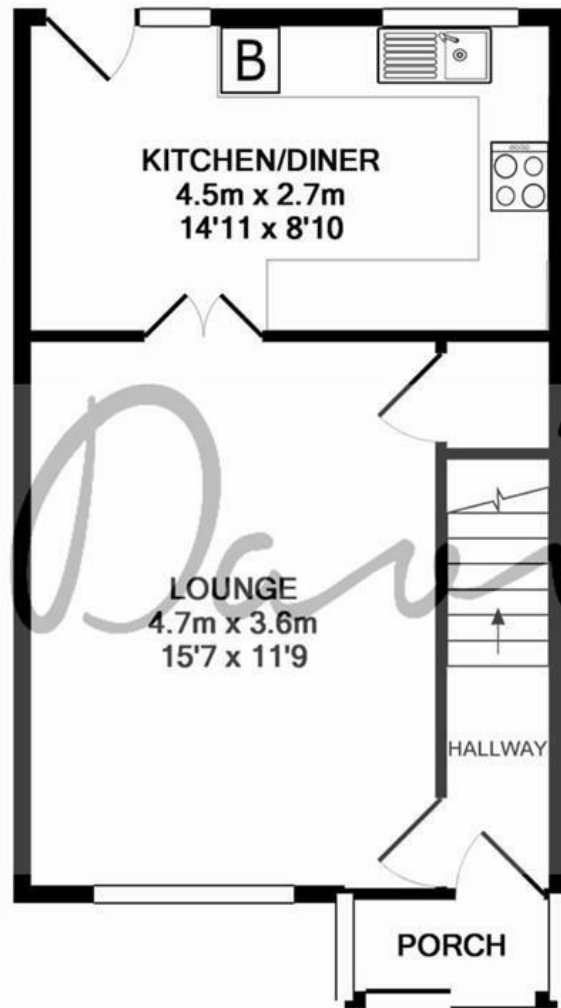
Seaford benefits from an unspoilt promenade and beach, while the nearby Seven Sisters Country Park provides excellent coastal walks and opportunities for outdoor activities.

The ground floor accommodation comprises a lounge and a kitchen breakfast room with access to the rear garden. On the first floor there are three bedrooms and a shower room.

The front garden is low maintenance and laid to paved patio. The rear garden is also low maintenance, mainly laid to lawn with a paved patio. A garage is located in a compound to the rear of the property.

- THREE BEDROOM END-OF-TERRACE HOUSE
- GARAGE LOCATED IN COMPOUND AT THE REAR
- NO ONWARD CHAIN AND VACANT POSSESSION
- FAR REACHING VIEWS OVER THE SALTS RECREATION GROUND TO THE SEA
- LOW MAINTAINENCE REAR GARDEN
- KITCHEN / BREAKFAST ROOM
- SHOWER ROOM
- GAS FIRED CENTRAL HEATING
- LOCATED APPROXIMATELY A THIRD OF A MILE FROM SEAFORD TOWN CENTRE, BUS ROUTES AND RAILWAY STATION

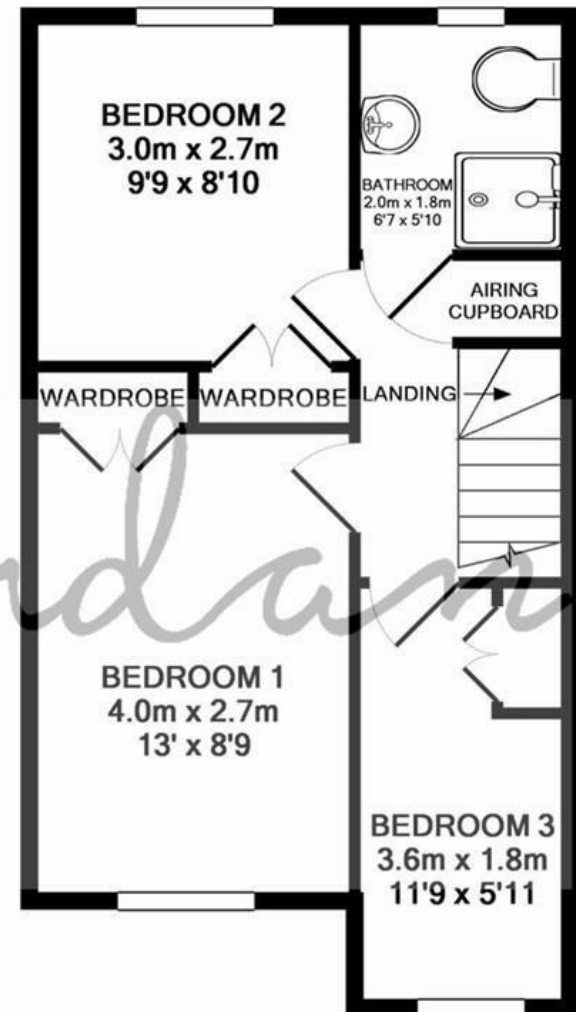




GROUND FLOOR  
APPROX. FLOOR  
AREA 35.5 SQ.M.  
(382 SQ.FT.)

69 ST CRISPIANS SEAFORD  
TOTAL APPROX. FLOOR AREA 71.1 SQ.M. (765 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 35.5 SQ.M.  
(382 SQ.FT.)





## 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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EST. 2004