48 KINGSMEAD, SEAFORD, BN25 2HA

£460,000

This spacious detached family home situated in a quiet residential road in the popular Blatchington area of Seaford with garage having been converted to workshop/utility room.

Seaford Primary School, local and main bus service operating along the A259 between Eastbourne and Brighton are approximately half a mile distant. Seaford town centre and railway station are approximately three quarters of a mile distant.

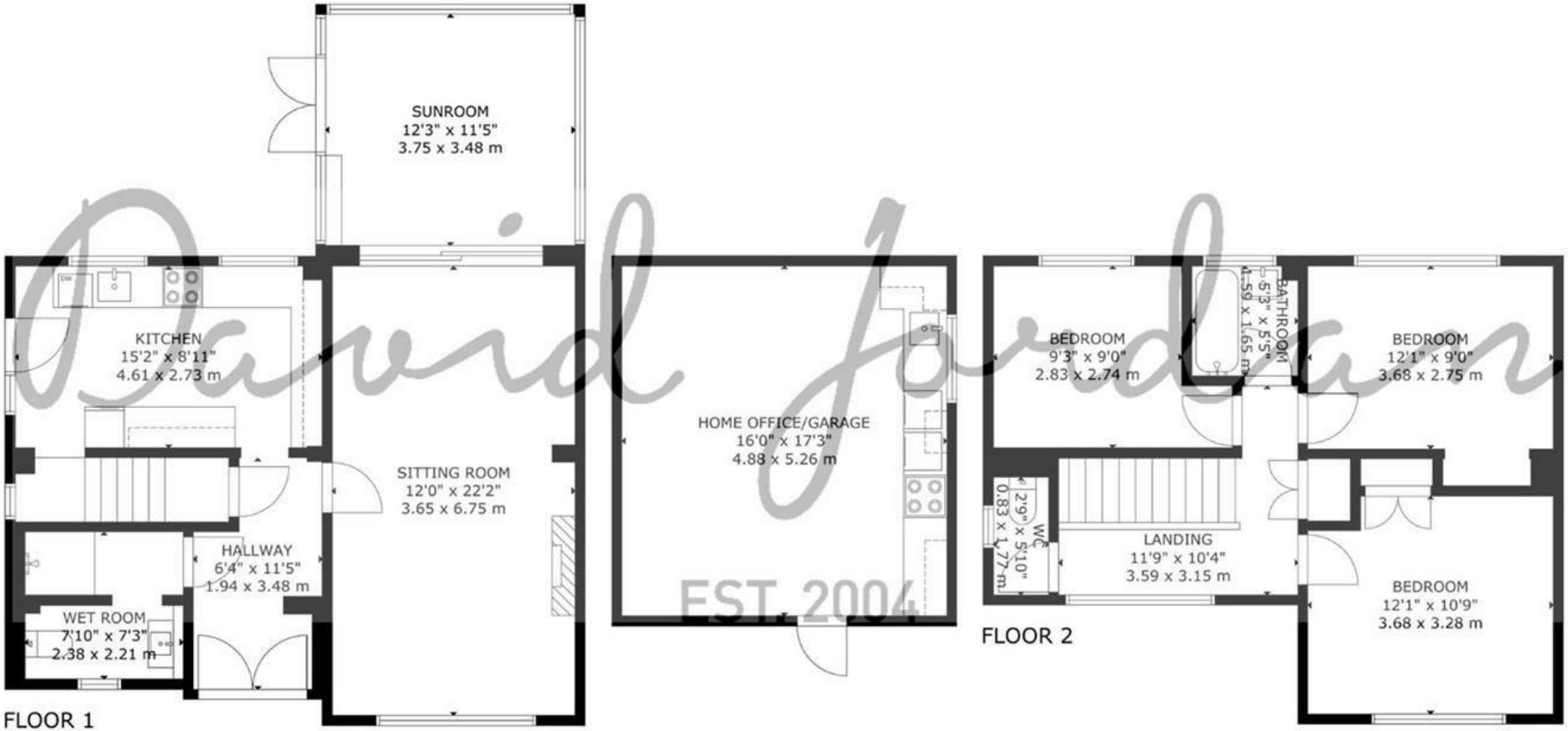
The ground floor accommodation comprises of an entrance hall, wet room with wc, sitting / dining room, conservatory and kitchen. The first floor has three double bedrooms, bathroom, and separate WC.

The low maintenance rear garden has the advantage of being fence enclosed and mainly laid to patio with timber shed.

The open plan front and side garden is mainly laid to shingle and has a driveway offering off street parking for several vehicles. The double garage is arranged as a workshop and utility room.

The property further benefits include gas central heating and double glazing to exterior doors and windows.

- THREE BEDROOM DETACHED HOUSE
- GROUND FLOOR WET ROOM WITH WC AND FIRST FLOOR BATHROOM WITH SEPARATE WC
- KITCHEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE (NOW ARRANGED AS A WORKSHOP / UTILITY ROOM)
- SITTING / DINING ROOM
- CONSERVATORY
- LOW MAINTENANCE FRONT, SIDE AND REAR GARDEN
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING WITH UNVENTED HOT WATER SYSTEM
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY THREE QUARTERS OF A MILE DISTANT



David Jordan
EST 2004

GROSS INTERNAL AREA
TOTAL: 116 m²/1,254 sq ft
FLOOR 1: 68 m²/735 sq ft, FLOOR 2: 48 m²/519 sq ft
EXCLUDED AREAS: HOME OFFICE/GARAGE: 26 m²/276 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

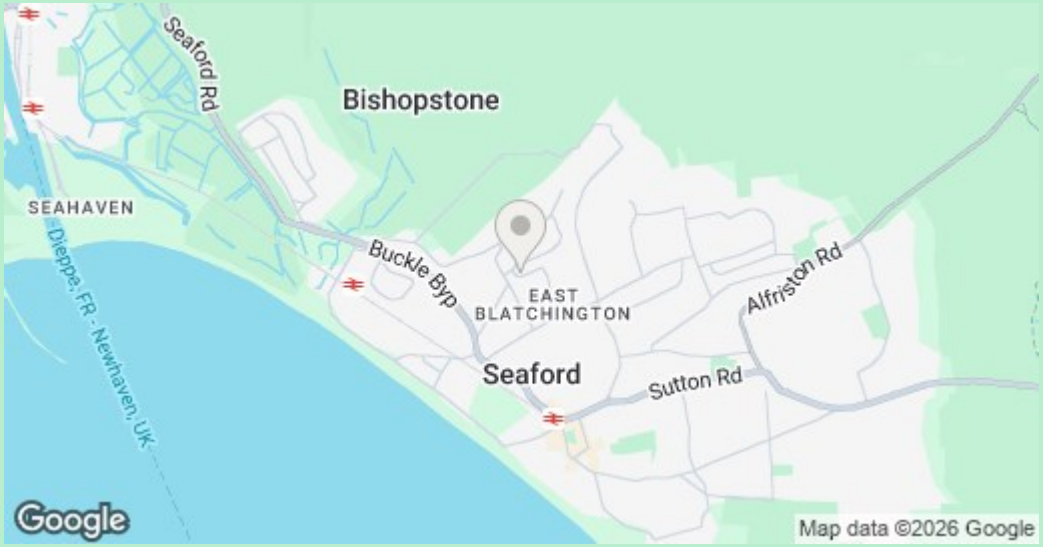
COUNCIL TAX BAND

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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