3 DOWNS ROAD, SEAFORD, BN25 4QL

£695,000

An imposing detached older style family home situated in a sought after location, just off the main A259 near to bus services that operate to Brighton and Eastbourne. The Downs Leisure centre and local schools are nearby with Seaford town centre being within one mile with it's variety of shops, railway station and beach nearby.

Accommodation is reasonably versatile and arranged over two floors. The ground floor has a cloakroom, living room, kitchen/breakfast room which extends into a garden room, separate dining room and a conservatory.

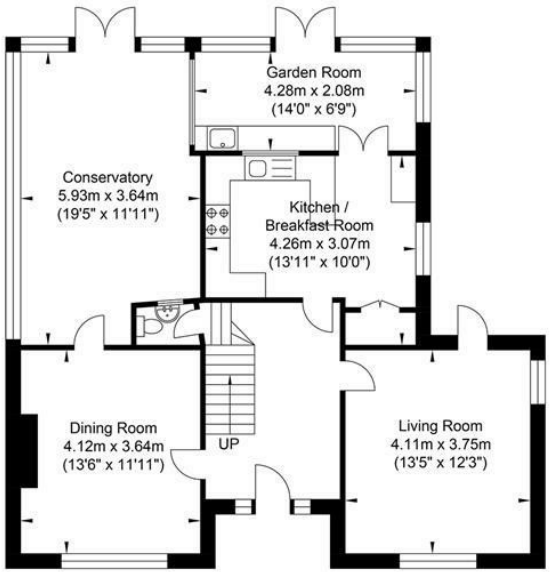
The first floor has four bedrooms together with a shower room.

There is a good size picturesque rear garden being mainly laid to lawn with mature shrubs and trees and a useful studio room which could potentially be utilized as an outside gym or work from home office. There is also a garage with solar panels and plenty of parking.

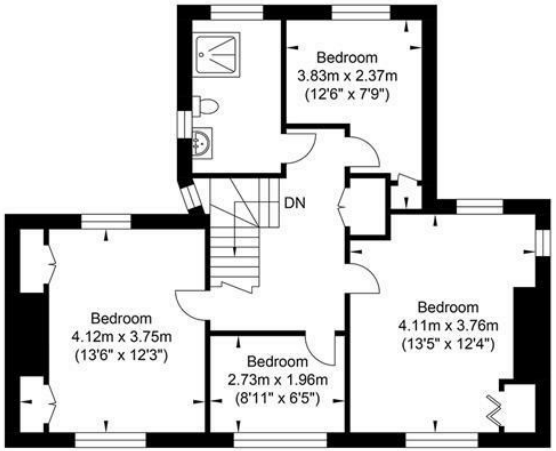
Available with no onward chain.

- DETACHED FAMILY HOME IN TREE LINED GRASS VERGED ROAD
- FOUR BEDROOMS
- LIVING ROOM, KITCHEN/BREAKFAST ROOM AND SEPARATE DINING ROOM
- CONSERVATORY AND GARDEN ROOM
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR SHOWER ROOM
- LARGE GARAGE WITH SOLAR PANELS
- VACANT POSSESSION WITH NO ONWARD CHAIN
- IN NEED OF MODERNISATION THROUGHTOUT

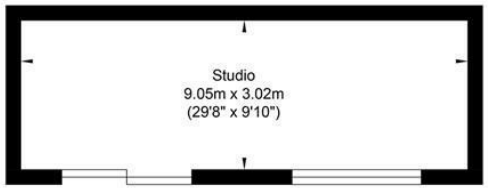
Downs Road



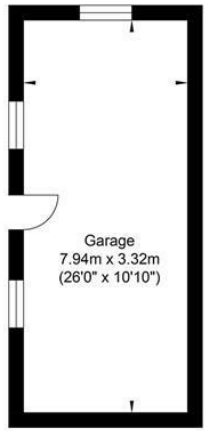
Ground Floor
Approximate Floor Area
942.27 sq ft
(87.54 sq m)



First Floor
Approximate Floor Area
680.17 sq ft
(63.19 sq m)



Outbuilding
Approximate Floor Area
294.17 sq ft
(27.33 sq m)



Garage
Approximate Floor Area
283.73 sq ft
(26.36 sq m)

Approximate Gross Internal Area = 204.42 sq m / 2200.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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