



23 COLLEGE ROAD, SEAFORD, EAST SUSSEX, BN25 1JD

£425,000

A detached house built in the 1980s ideally situated within 250 yards of Seaford Beach and within half a mile of Seaford town centre, railway station, and shopping facilities. Conveniently located close to the property is a local primary and secondary school with good and outstanding Ofsted reports.

The property is light and airy backing East and would make an ideal family home or seaside retreat.

Accommodation to the ground floor comprises; study/bedroom four, cloakroom, lounge with adjoining dining space, kitchen and conservatory.

The first floor consists of two double bedrooms and one single, family shower room, linen cupboard and access to the loft.

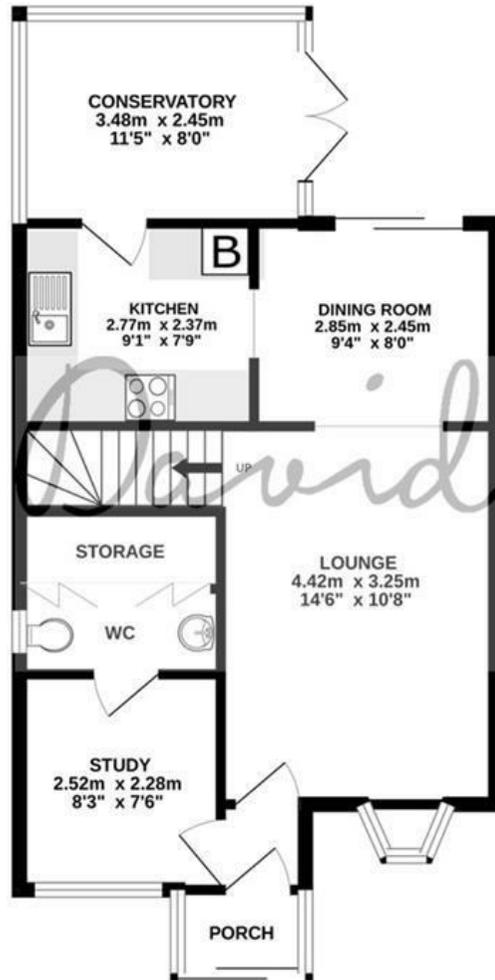
The well stocked rear garden is of a good size with the added benefit of a paved patio with timber shed and greenhouse.

The property is being offered for sale with vacant possession and no onward chain.

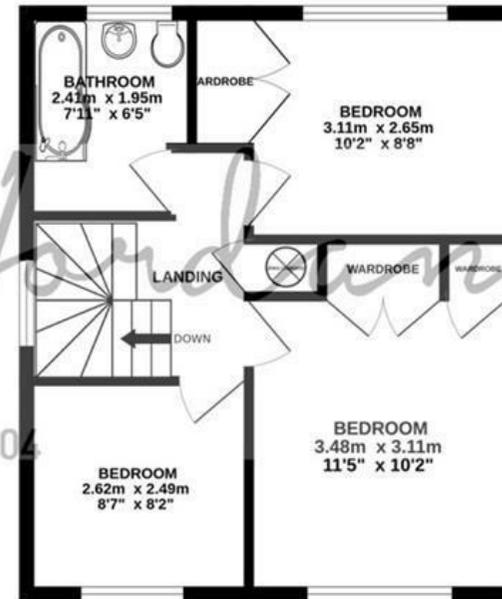
- DETACHED HOUSE BUILT IN THE 1980'S
- VIEWS OVER MARTELLO FIELDS TO THE SEA FROM ALL FIRST FLOOR BEDROOMS
- IDEALLY LOCATED FOR THE BEACH AND TOWN CENTRE
- GROUND FLOOR BEDROOM / STUDY
- OFF ROAD PARKING IN FRONT FOR TWO VEHICLES
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- WELL STOCKED AND PRIVATE REAR GARDEN, PAVED SIDE ENCLOSED AREA
- VACANT POSSESSION WITH NO ONWARD CHAIN
- BATHROOM AND CLOAKROOM
- SITUATED WITHIN 250 YARDS OF SEAFORD BEACH AND HALF A MILE OF SEAFORD TOWN CENTRE, RAILWAY STATION, AND SHOPPING FACILITIES



GROUND FLOOR
51.7 sq.m. (557 sq.ft.) approx.



1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



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TOTAL FLOOR AREA : 90.6 sq.m. (975 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: 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