5 BATTLE CLOSE, SEAFORD, BN25 3LW

£350,000

A semi-detached bungalow situated in this small cul-de-sac to the northern side of Seaford approximately a mile and a half from Seaford Town centre and railway station. Local shop, post office, Brighton and Hove bus routes and Chyngton Primary school are all within half a mile.

The property consists of an entrance porch and entrance hall, open plan kitchen/diner and lounge, two double bedrooms, study/bedroom three, shower room and utility room.

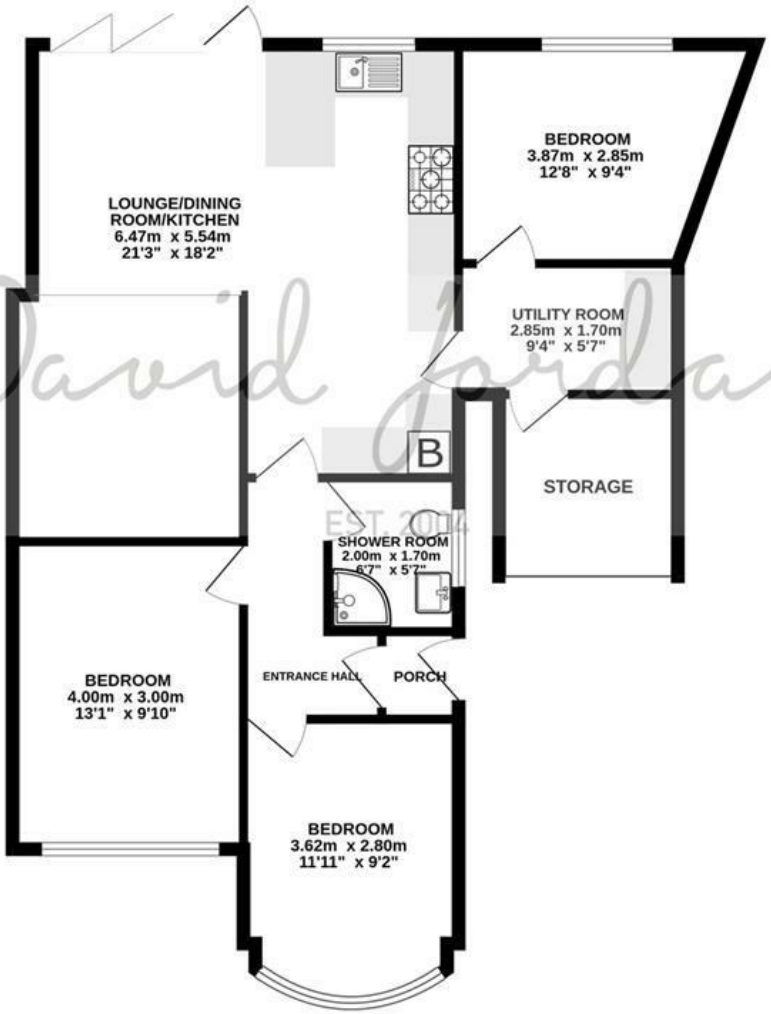
To the front of the property is a brick paved driveway providing ample off road parking for several vehicles and access to the remainder of the garage.

The rear garden is low maintenance being mainly laid to lawn with two patios.

Benefits include uPVC double glazing and gas central heating.

- THREE BEDROOMS
- SEMI-DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINER AND LOUNGE
- STUDY/BEDROOM THREE
- UTILITY ROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- LOW-MAINTENANCE REAR GARDEN
- OFF ROAD PARKING FOR THREE VEHICLES TO THE FRONT WITH ACCESS TO THE REMAINDER OF THE GARAGE

GROUND FLOOR
84.8 sq.m. (913 sq.ft.) approx.



David Jordan
EST. 2014

5 BATTLE CLOSE SEAFORD

TOTAL FLOOR AREA : 84.8 sq.m. (913 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 Councill

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 representationsof fact or form part of any offer or contract.

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