



36 KINGSMEAD, SEAFORD, BN25 2HA

£450,000

This spacious detached family home with double garage is situated in a quiet residential road in the popular Blatchington area of Seaford.

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

The ground floor accommodation comprises of an entrance hall, cloakroom, living / dining room and kitchen. The first floor has three double bedrooms, shower room, and separate WC.

The rear garden has the advantage of being fence enclosed with areas of lawn, decking and patio.

The open plan front and side garden has a driveway offering off street parking and access to the double garage, approached via an up and over door. Gated access from the side of the property leads to the secluded low maintenance rear garden.

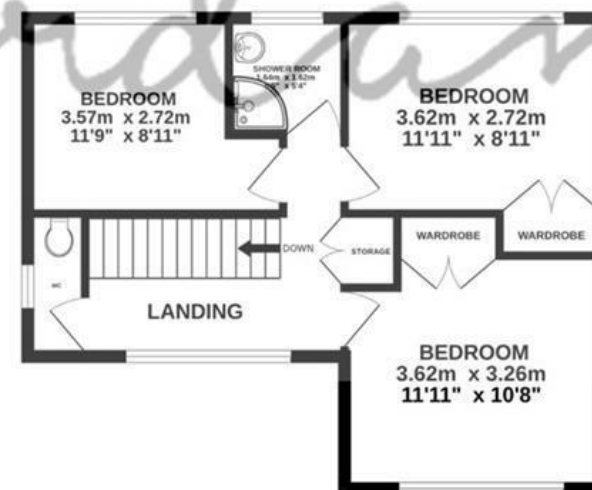
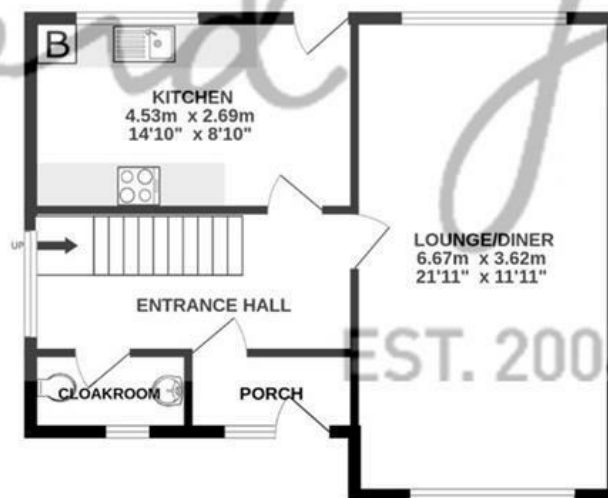
The property further benefits include gas central heating and double glazing to exterior doors and windows.

- THREE BEDROOM DETACHED HOUSE
- DOUBLE GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES
- SITTING / DINING ROOM
- KITCHEN
- SHOWER ROOM, SEPARATE WC AND CLOAKROOM
- LOW MAINTENANCE NORTH WESTERLY REAR GARDEN
- ENTRANCE PORCH AND HALLWAY
- SEAFORD PRIMARY SCHOOL IS LOCATED WITHIN HALF A MILE
- GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY THREE QUARTERS OF A MILE DISTANT



DOUBLE GARAGE  
7.62m x 5.00m  
25'0" x 16'5"

1ST FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



GROUND FLOOR  
88.4 sq.m. (952 sq.ft.) approx.

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TOTAL FLOOR AREA : 133.2 sq.m. (1434 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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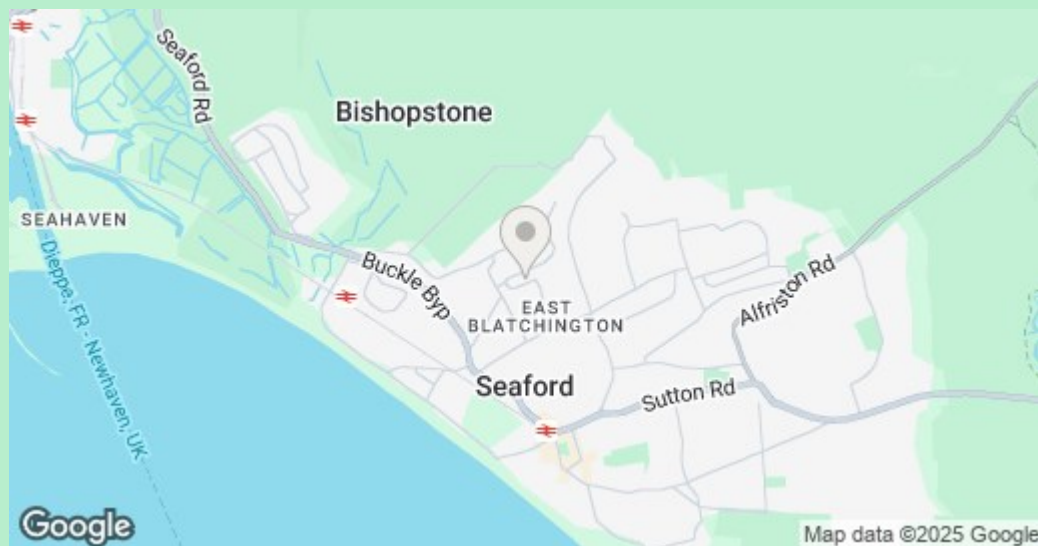
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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 representations of fact or form part of any offer or contract.

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EST. 2004