



38 SEAFIELD CLOSE, SEAFORD, EAST SUSSEX, BN25 3JR

£340,000

An opportunity to purchase this very well-presented mid terrace house, situated in this popular location just off the Alfriston Road and within half a mile of Chyngton primary school, a parade of local shops, Tesco express, Walmer Road park and bus routes. Seaford town centre and mainline railway station are approximately one and a quarter miles distant. Being sold with no onward chain.

The property consists of kitchen, living/dining room, two double bedrooms, study, ground floor shower room and first floor bathroom.

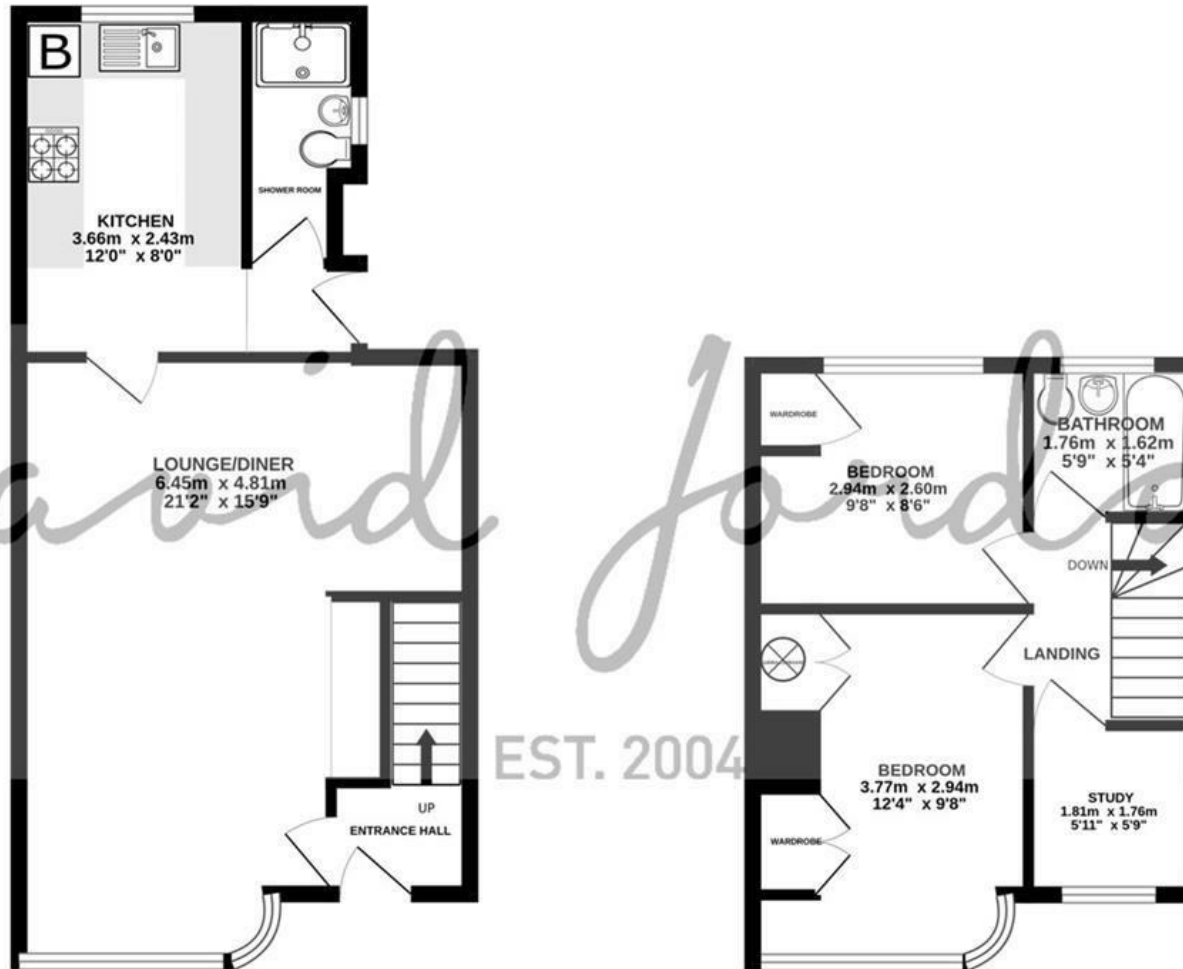
The front garden is paved, and there is a shared side access leading to the rear garden. The westerly aspect rear garden is a generous size and is low maintenance, as it is mainly laid to lawn with patio timber shed.

- TWO BEDROOM MID-TERRACE HOUSE
- KITCHEN
- LIVING / DINING ROOM
- BEING SOLD WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- GAS FIRED BOILER
- WESTERLY ASPECT REAR GARDEN
- OFF ROAD PARKING
- STUDY



GROUND FLOOR
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR
27.9 sq.m. (301 sq.ft.) approx.



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TOTAL FLOOR AREA : 70.4 sq.m. (758 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: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

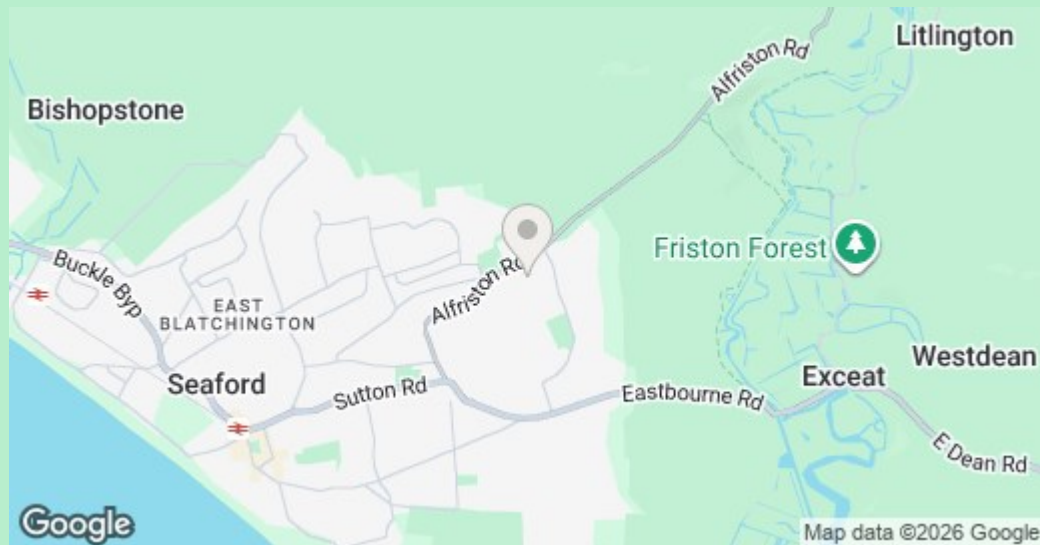
DISCLAIMER

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