9 ST CRISPIANS, SEAFORD, EAST SUSSEX, BN25 2DY

A one bedroom group-style house, situated within level walking distance of Seaford Town Centre, railway station and bus services operating along the main A259, with routes to Brighton and Eastbourne.

The Salts recreation grounds, seafront and parade of shops in Claremont Road are conveniently nearby.

The ground floor accommodation comprises lounge/dining room and kitchen. There is one double bedroom and bathroom on the first floor.

£225,000

David Jordan

EST. 2004

- VACANT POSSESSION WITH NO ONWARD CHAIN AS OF MAY 2026
- ONE BEDROOM HOUSE IN FAVOURABLE LOCATION
- KITCHEN
- LOUNGE/DINER
- BATHROOM
- NIGHT STORAGE HEATERS
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CLOSE TO TOWN CENTRE AND LOCAL TRANSPORT LINKS
- FREEHOLD

Ground Floor

Double glazed entrance door opening into:
ENTRANCE LOBBY
Night storage heater. Staircase to first floor. Stripped wooden door with glazed insets opening into:
SOUTHERLY ASPECT LOUNGE
Wooden flooring. uPVC front bay window. Night storage heater. Folding door to:
KITCHEN
Fitted base and wall cupboards. Work surface extending to incorporate single drainer sink unit. Appliance spaces for cooker, washing machine and fridge-freezer. uPVC double glazed front window. Under-stairs storage cupboard.

First Floor

LANDING
Hatch to loft.
BEDROOM
uPVC double glazed window overlooking Claremont Road and side view towards Salts Recreation Ground. Built-in double wardrobe.
BATHROOM
Fitted suite comprising panelled bath with wall mounted shower unit above plus shower screen. Low suite WC. Pedestal wash basin. Linen cupboard housing water tank. Part-tiled walls. uPVC double glazed window.

Outside

COMMUNAL GARDENS
There is a small maintenance charge for the upkeep of the grounds, details to follow.
ALLOCATED PARKING SPACE
Located nearby.

COUNCIL TAX BAND

Local Authority: Lewes District Council
Council Tax Band: B

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

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