



42 KEDALE ROAD, SEAFORD, EAST SUSSEX, BN25 2BU

£550,000

Understood to date back to 1910, this well presented and characterful Edwardian four bedroom semi-detached residence with part tile-hung elevations is conveniently situated within half a mile of Seaford town centre and railway station. Seaford Primary School and Seaford Lawn Tennis Club are within a fifth of a mile.

The property offers well-proportioned and versatile accommodation, with a bay-fronted sitting room, separate dining room, kitchen with adjoining utility room, and a conservatory enjoying views over the rear garden. Upstairs, there is a spacious and bright landing, four bedrooms and a family bathroom.

Outside, the property benefits from a good size rear garden, being mainly laid to lawn with patio areas, along with a lawned front garden. The property further benefits from double glazing, with the exception of a window in the kitchen cupboard, and gas-fired central heating.

- FOUR BEDROOM SEMI-DETACHED EDWARDIAN HOUSE
- FULL OF LIGHT AND CHARACTER
- CONVENIENT LOCATION WITHIN HALF A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- SEAFORD PRIMARY SCHOOL AND SEAFORD LAWN TENNIS CLUB ARE WITHIN A FIFTH OF A MILE
- KITCHEN AND UTILITY ROOM
- BAY FRONTED SITTING ROOM, SEPARATE DINING ROOM AND CONSERVATORY
- BATHROOM/WC & CLOAKROOM/WC
- FRONT AND REAR GARDEN
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING, WITH THE EXCEPTION OF THE WINDOW IN A KITCHEN CUPBOARD





GROSS INTERNAL AREA
 TOTAL: 150 m²/1,621 sq.ft
 FLOOR 1: 81 m²/873 sq.ft, FLOOR 2: 69 m²/748 sq.ft
 EXCLUDED AREAS: ENTRANCE PORCH: 3 m²/37 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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