

115 GRAND AVENUE, SEAFORD, EAST SUSSEX, BN25 2QY

£375,000

This three-bedroom end of terrace house was constructed in 2004 and upgraded in 2016. It is situated opposite an open green in the popular Valley Dip development. Open farmland and countryside walks across the South Downs National Park lie within a few hundred metres, whilst Seaford Golf Course, a local bus route, play area and Co-op with parcel collection service can all be found within half a mile.

Seaford town centre, with its range of shops, restaurants, coffee shops and mainline railway station, is approximately one and a quarter miles distant.

The accommodation comprises a kitchen/breakfast room, lounge/diner, conservatory, three bedrooms, cloakroom and modern bathroom.

The property benefits from uPVC double glazing, Karndean flooring, far-reaching views over the green with a distant sea glimpse, gas central heating, off-road parking for one vehicle and a single garage with storage space within the pitched roof, accessed via a fitted ladder.

- THREE BEDROOMS END OF TERRACE
- FAR REACHING VIEWS OVER GREEN WITH DISTANT SEA GLIMPSE.
- CLOSE TO FARMLAND AND COUNTRY SIDE WALKS
- VERY WELL PRESENTED
- GARAGE WITH PITCHED ROOF
- LOUNGE / DINER
- KITCHEN / BREAKFAST ROOM
- CONSERVATORY
- WITHIN HALF A MILE OF CONVENIENCE STORE AND SEAFORD GOLF CLUB
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY ONE AND A QUARTER MILES DISTANT

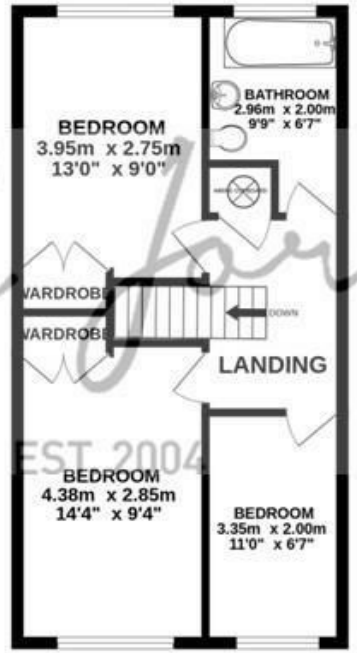




GROUND FLOOR
72.9 sq.m. (785 sq.ft.) approx.



1ST FLOOR
43.8 sq.m. (472 sq.ft.) approx.





David Jordan
EST 2004

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TOTAL FLOOR AREA : 116.7 sq.m. (1257 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: 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 representations of fact or form part of any offer or contract.

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