



13 BROOKLYN ROAD, SEAFORD, EAST SUSSEX, BN25 2DU

£275,000

This older style semi-detached house is conveniently located for access to local amenities and travel links. In need of modernisation throughout but benefitting from a low-maintenance westerly facing rear garden. Seaford is a lovely family town which enjoys an uncommercialized seafront, parks, two golf courses a choice of excellent primary schools & an Ofsted rated 'outstanding' secondary school. Seaford also benefits from a railway station with links to London Victoria, and bus routes connecting Brighton and Eastbourne.

The ground floor accommodation comprises; living room, dining room and extended kitchen. The first floor has the master bedroom at the front of the property, with a family bathroom and another bedroom the rear.

To the front, there is a garden with a side path that leads to a paved rear garden with steps up to a summer house.

Offered for sale with no onward chain.

- TWO BEDROOMS
- SEMI-DETACHED HOUSE
- EXTENDED KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- SEPARATE DINING ROOM
- NO THROUGH ROAD
- CONVENIENTLY SITUATED APPROXIMATELY A QUARTER OF A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- LOW MAINTENANCE, WESTERLY FACING REAR GARDEN WITH SUMMERHOUSE
- BEING SOLD WITH NO ONWARD CHAIN



GROUND FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR  
30.7 sq.m. (330 sq.ft.) approx.



*David Jordan*

EST. 2004

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TOTAL FLOOR AREA: 66.8 sq.m. (719 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: B

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: F



## 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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