



BRYN 15 BLATCHINGTON HILL, SEAFORD, BN25 2AH

£575,000

An older style detached bungalow situated on the popular Blatchington Hill in the favoured East Blatchington area of Seaford. Whilst in need of total modernisation throughout, this property offers a fantastic opportunity for someone looking to create their dream home.

Ideally situated within a quarter of a mile of Seaford town centre with its variety of shops, pubs, Cafes, parks, seafront, promenade and beach bus and rail services to Eastbourne Brighton Lewes and London. Seaford town has a choice of four of primary schools, an OFSTED rated excellent secondary school, two golf courses and a leisure centre. This property is offered for sale with no on going chain.

This property benefits from UPVC double glazing to exterior windows and doors, a low maintenance rear garden and block paved frontage which provides off road parking for several cars, gas central heating great storage options with numerous cupboards.

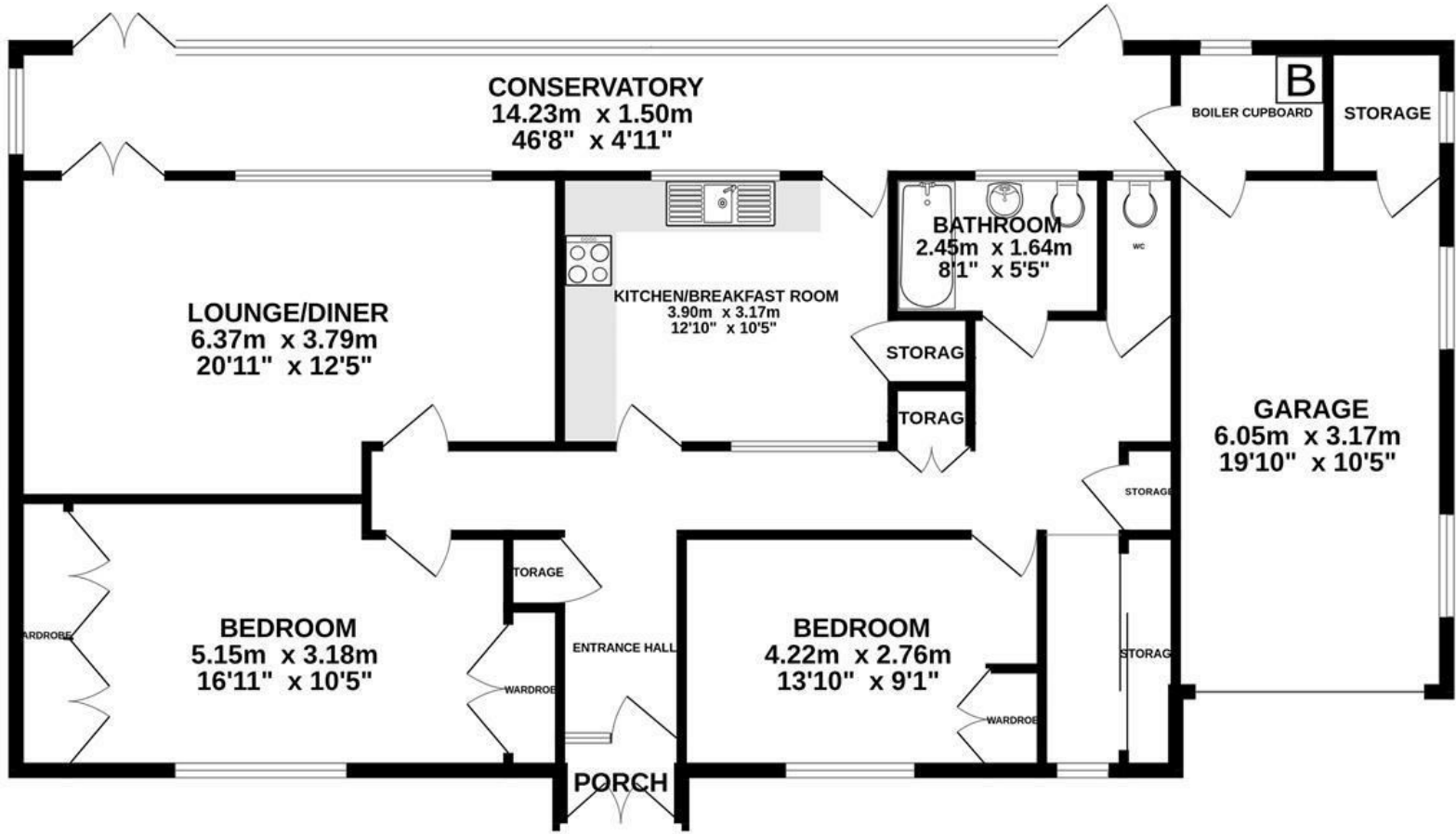
- SITUATED ON POPULAR BLATCHINGTON HILL
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION THROUGHOUT
- OLDER-STYLE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FULL WIDTH CONSERVATORY
- GARAGE
- GENEROUS STORAGE
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.







GROUND FLOOR
139.9 sq.m. (1506 sq.ft.) approx.

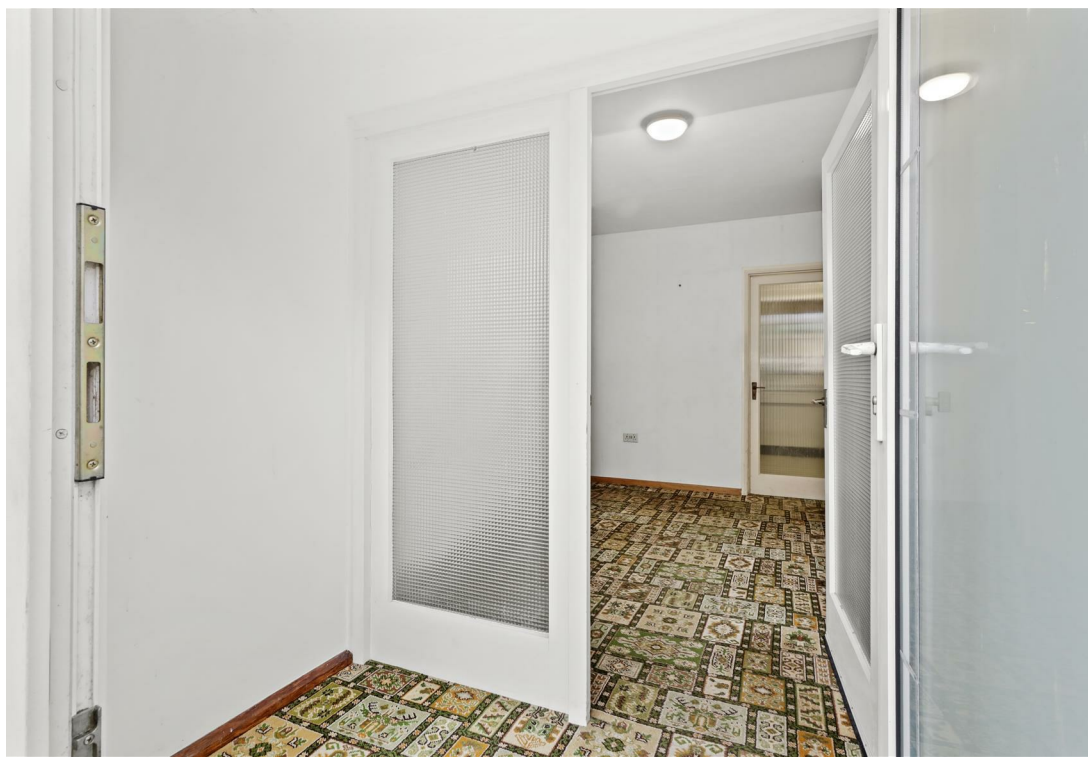


15 BLATCHINGTON HILL SEAFORD

TOTAL FLOOR AREA : 139.9 sq.m. (1506 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.

Made with Metropix ©2024





Porch

UPVC double glazed door with side window to porch further glazed door to:

Reception Hall

Reception hall: radiator, cloaks cupboard, airing cupboard with slatted shelving and radiator, telephone point, further double storage cupboard, hatch to loft space with eyebrow window. Further recessed area with double storage cupboards, radiator, uPVC double glazed window.

Kitchen/breakfast room

Range of base units with drawers and work surfaces over incorporating double drainer stainless steel sink unit. Space for cooker, tiled walls, radiator, larder style cupboard, window and door overlooking and leading out onto conservatory and rear garden. Serving hatch to living room.

Lounge/diner

Window and French doors overlooking and leading to conservatory and rear garden. Two radiators, television aerial point, wooden fire surround with marble hearth, serving hatch from kitchen

Conservatory

Full width conservatory with low level wall, windows and two sets of doors leading onto the patio garden courtesy door to:

Boiler Room:

Low level wall mounted boiler, uPVC double glazed window, plumbing for washing machine, courtesy door to garage.

Bedroom One

UPVC double glazed window to front elevation, radiator, telephone point, good range of recessed wardrobes with hanging rail shelving and lighting within.

Bedroom two

UPVC double glazed windows to front elevation, radiator, fitted double wardrobe with hanging rail and shelving, television aerial point.

Bathroom

Panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC, heated towel rail. tiled walls, glazed window.

Separate WC

Low level WC. tiled walls. window.

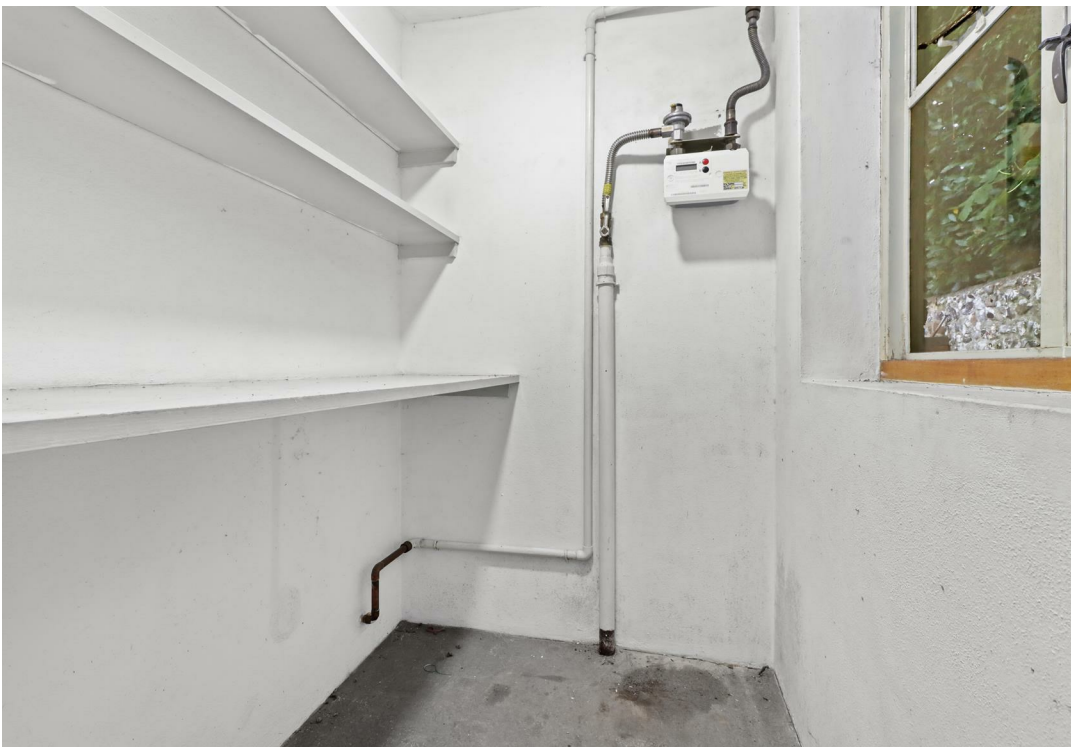
Garage

Wooden bifold doors leading from driveway, two windows to side elevation, radiator, door to cupboard housing gas meter.

Outside

The front garden is laid to block paving providing ample off-road parking with attractive Flint and brick wall boundaries and shrub beds, side access gate .

Patio garden low maintenance patio area with attractive flint wall and brick boundary side access either side of property to front elevation shrub bed



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



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.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan

EST. 2004