



2 ROUGH BROW, SEAFORD, BN25 3QS

£349,995

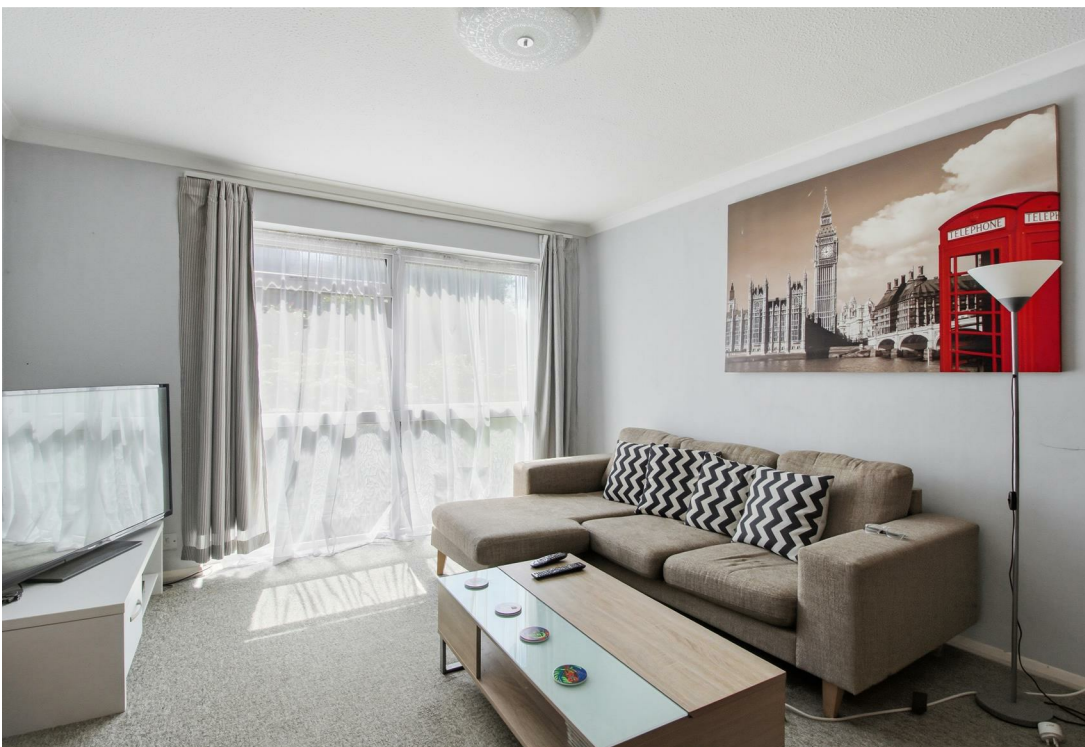
This spacious three-bedroom end-of-terrace family home is conveniently located approximately three-quarters of a mile from Chyngton Primary School and Cradle Hill Primary School. The Downs Leisure Centre, local shops in Alfriston Road and bus services between Brighton and Eastbourne are all within approximately 500 feet. Seaford town centre, railway station and seafront are approximately one mile away.

The accommodation comprises a sitting room, kitchen/breakfast room, three bedrooms, family bathroom and ground-floor cloakroom. Outside, there are rear and side gardens, together with brick-paved off-road parking.

Further benefits include gas-fired central heating and double glazing. The property is offered with vacant possession and no onward chain.

- THREE BEDROOM END-OF-TERRACE HOUSE
- NO ONWARD CHAIN
- FENCE ENCLOSED GARDEN WITH PATIO, DECKING AND LAWN
- BRICK PAVED OFF ROAD PARKING
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM AND CLOAKROOM
- SITTING ROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- APPROXIMATELY THREE QUARTERS OF A MILE FROM CRADLE HILL PRIMARY SCHOOL AND CHYNGTON PRIMARY SCHOOL
- SEAFORD TOWN CENTRE, RAILWAY STATION AND ESPLANADE ARE WITHIN A MILE





Ground floor

Double glazed entrance door to:

ENTRANCE HALL

Double glazed window to front. Radiator. Storage cupboard. Under-stairs storage cupboard housing wall mounted gas fired boiler, gas and electric meters and electric consumer unit. Stairs to first floor landing.

CLOAKROOM

Low level w.c. Wall mounted wash hand basin with tiled splashback. Radiator. Double glazed window.

SITTING ROOM

Radiator. Double glazed front window.

KITCHEN/BREAKFAST ROOM

Range of wall, drawer and base units with work surface and inset sink unit. Four ring gas hob with cooker hood above and electric oven below. Integrated slimline dishwasher. Space for washing machine and fridge. Storage cupboard with shelving. Radiator. Tiled splashback. Double glazed window and door to garden.

First floor

FIRST FLOOR LANDING

Storage cupboard with shelving. Linen cupboard with hot water tank and slatted shelving. Over-stairs storage cupboard with shelving. Hatch to loft. Doors to:

BEDROOM ONE

Double glazed front window overlooking neighbouring properties and allotments, with a restricted view towards the sea. Radiator.

BEDROOM TWO

Double glazed window overlooking rear garden, neighbouring properties and allotments. Radiator.

BEDROOM THREE

Double glazed front window. Radiator.

BATHROOM

White suite comprising panelled bath with electric shower over. Wash basin set into vanity unit and low level w.c. Double glazed rear window. Radiator.

Outside

FRONT GARDEN

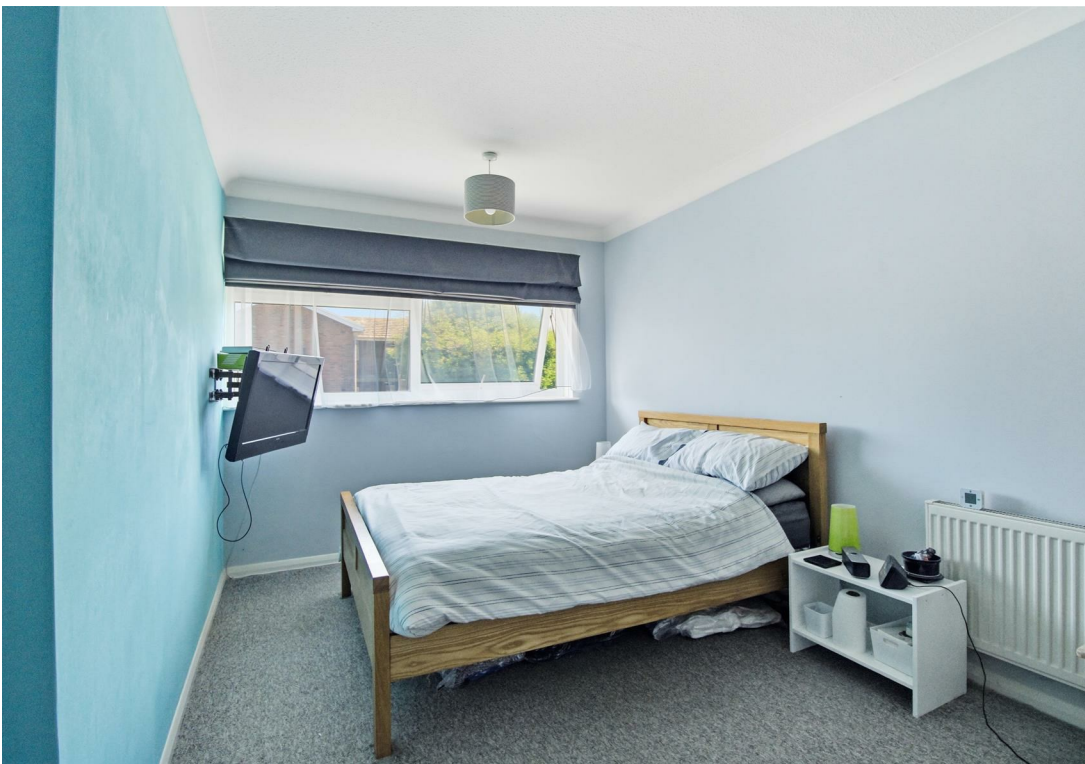
Steps down from pavement to property flanked by flower and shrub borders. Gated side access.

REAR AND SIDE GARDEN

North west facing. Part laid to lawn with raised vegetable planters, decking and paved patio. Gated access to brick paved off road parking. Outside water tap and electrical socket. Timber shed with light and power. Built-in store cupboard.

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating:



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