



27 BLATCHINGTON ROAD, SEAFORD, EAST SUSSEX, BN25 2AB

£325,000

A three bedroom end of terrace house, conveniently situated within walking distance of Seaford town centre, mainline railway station, bus routes to Brighton and Eastbourne and shopping facilities.

The accommodation, which is arranged over three floors, comprises a good sized through sitting/dining room and modern kitchen with double glazed window and door leading to the rear yard.

The first floor has the advantage of a large family bathroom and two bedrooms. A further double bedroom with ample eaves storage is located on the second floor.

The property is deceptive, and has the benefit of gas central heating and uPVC double glazing.

An internal inspection is advised to appreciate the accommodation on offer.

- THREE BEDROOMS END OF TERRACE HOUSE
- FULL OF CHARACTER AND WELL-PRESENTED
- APPROXIMATELY 0.4 MILES FROM SEAFORD PRIMARY SCHOOL
- TOWN CENTRE LOCATION BEING APPROXIMATELY 200 METERS FROM SEAFORD RAILWAY STATION AND BUS ROUTES TO BRIGHTON AND EASBOURNE
- MODERN KITCHEN
- LIVING AND DINING ROOM
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- LARGE FAMILY BATHROOM
- DECEPTIVELY SPACIOUS
- OUTSIDE DECKED AREA





Ground Floor

Double glazed door into:

ENTRANCE HALL

Stairs to first floor landing. Radiator with cover.

LOUNGE

Large window to front. Radiator. Feature fire recess. Arch to:-

DINING AREA

Understairs storage cupboards. Cupboard housing fuse board. Window to rear. Radiator. Step down to:

KITCHEN

Modern fitted kitchen with a range of forest green base and wall units. Integrated fridge, freezer and dishwasher. Work surface with sink and drainer. Window to rear. Door out to patio area. Cupboard housing gas boiler and gas meter. Space for gas cooker with cooker hood above and washing machine.

First Floor

LANDING

Understairs storage cupboard. Stairs to second floor.

FAMILY BATHROOM

Panelled bath with shower above. WC. Wash basin with storage beneath. Heated towel rail. Extractor fan. Tiled walls. Velux style window.

BEDROOM ONE

Feature fireplace. Two windows to front. Radiator.

BEDROOM TWO

Feature fireplace. Window to rear. Radiator.

Second Floor

BEDROOM THREE

Windows to rear. Radiator. Access into eaves storage.

Outside

OUTSIDE

Decked area. Gated access to side. Storage area.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

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