10 VICARAGE CLOSE, SEAFORD, EAST SUSSEX, BN25 1SQ

£325,000

A charming end-of-terrace character home with two bedrooms, situated within a small cul-de-sac, within close walking distance of Seaford Town Centre and the railway station. Bus services operate along the main A259 with routes to Brighton and Eastbourne. The property enjoys a west facing rear garden and the additional benefit of a garage.

Accommodation comprises two first floor bedrooms and a shower room. On the ground floor there is a good sized kitchen, a sitting room, and a small sun room which opens directly onto the westerly aspect rear garden. The property also benefits from a ground-floor cloakroom.

The property is offered with vacant possession and no onward chain.

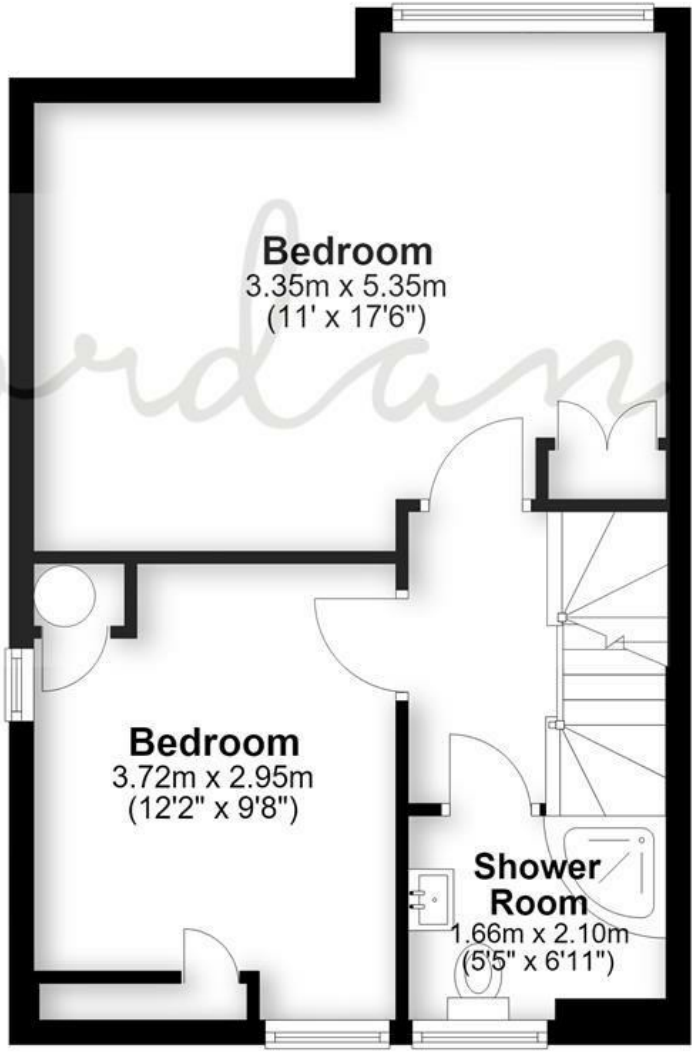
- TWO BEDROOMS
- END TERRACE HOUSE SITUATED IN A CUL-DE-SAC
- GROUND FLOOR CLOAKROOM
- GOOD SIZE KITCHEN AND SITTING ROOM
- SMALL CONSERVATORY
- WESTERLY ASPECT REAR GARDEN
- SHOWER ROOM
- GAS FIRED CENTRAL HEATING
- GARAGE IN COMPOUND
- VACANT POSSESSION WITH NO ONWARD CHAIN

Ground Floor

Approx. 46.8 sq. metres (503.3 sq. feet)

First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



David Jordan EST. 2004

Total area: approx. 86.6 sq. metres (931.7 sq. feet)

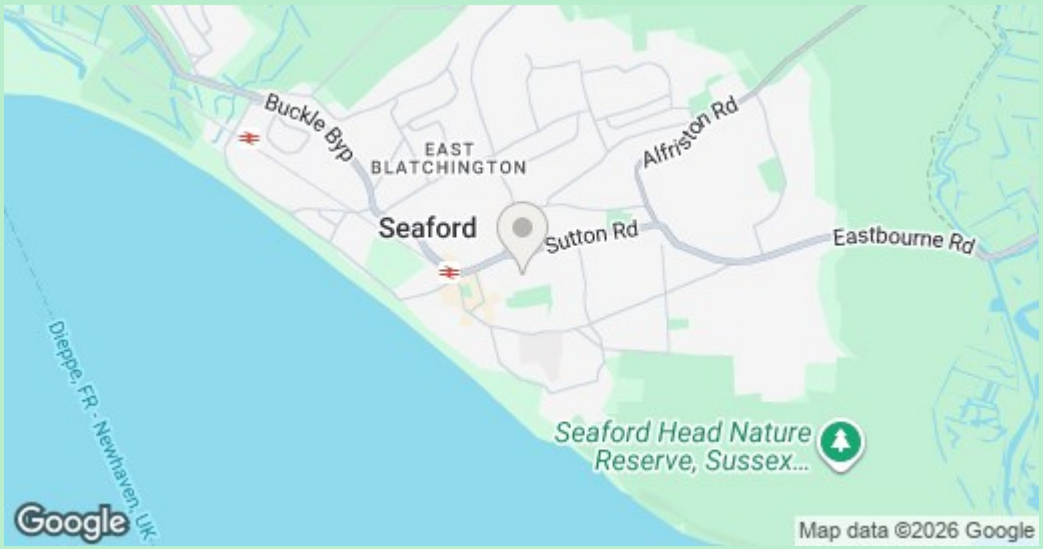
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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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