



20 MAPLE FIELDS, SEAFORD, BN25 3ER

£325,000

Constructed in 2007 by Bloor homes, this three bedroom end of terrace house is situated in the northern outskirts of Seaford approximately half a mile of local bus routes, South Downs National Park and Cradle Hill Primary School. The town centre and mainline railway station are about a mile and a half distant.

On the ground floor there is a kitchen/breakfast room, cloakroom and lounge/dining room.

The first floor has three bedrooms, family bathroom and EN-suite shower room.

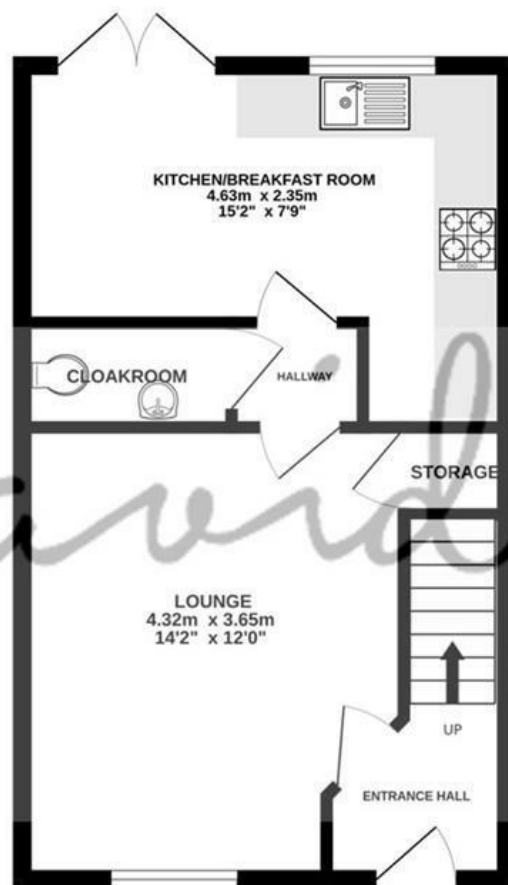
Outside there is a rear garden which is mainly laid to lawn. The property comes with a garage located in a compound to the rear.

Further benefits include gas fired central heating, double glazing and being sold with vacant possession and no onward chain.

- THREE BEDROOM END OF TERRACE HOUSE
- VACANT POSSESSION AND NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM, EN-SUITE SHOWER ROOM AND CLOAKROOM
- GARAGE
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- THE TOWN CENTRE AND MAINLINE RAILWAY STATION ARE ABOUT A MILE AND A HALF DISTANT
- APPROXIMATELY HALF A MILE OF CRADLE HILL PRIMARY SCHOOL



GROUND FLOOR
36.0 sq.m. (387 sq.ft.) approx.



1ST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



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TOTAL FLOOR AREA: 72.0 sq.m. (775 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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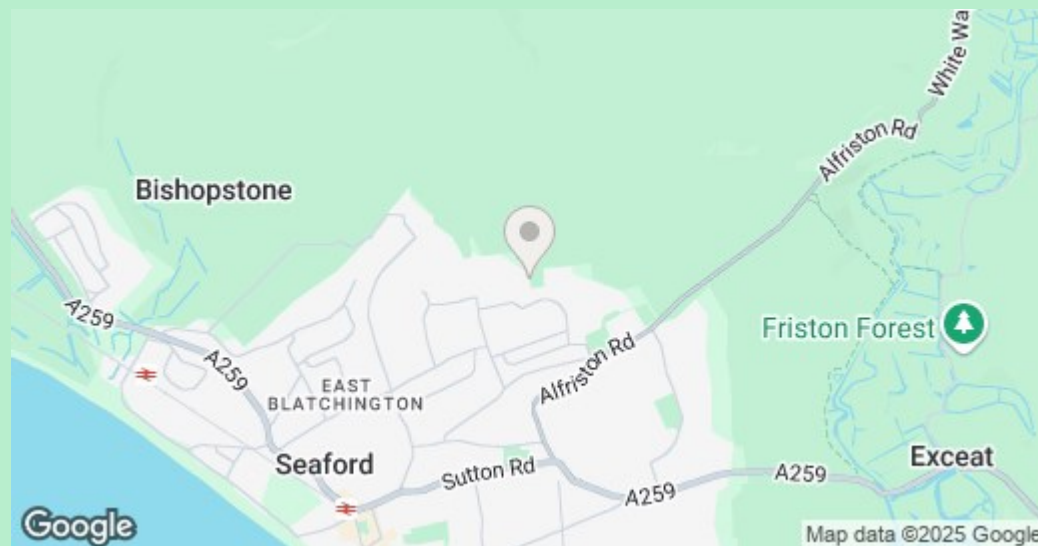
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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