



9 KEDALE ROAD, SEAFORD, BN25 2BY

£500,000

A beautifully presented three bedroom semi-detached residence conveniently situated within close distance to both Seaford town centre, railway station and local primary school in Belgrave Road.

The property was renovated and re-worked in 2023 to provide a practical, social and open family living environment, whilst retaining a separate living room to the front of the house. There is also a downstairs utility room with a cloakroom. Upstairs there are three bedrooms and family bathroom with shower.

The house backs Westerly with a raised decking area, generous-sized rear garden and useful outdoor home office. To the front, there is an attractive brick paved driveway affording a good level of off road parking.

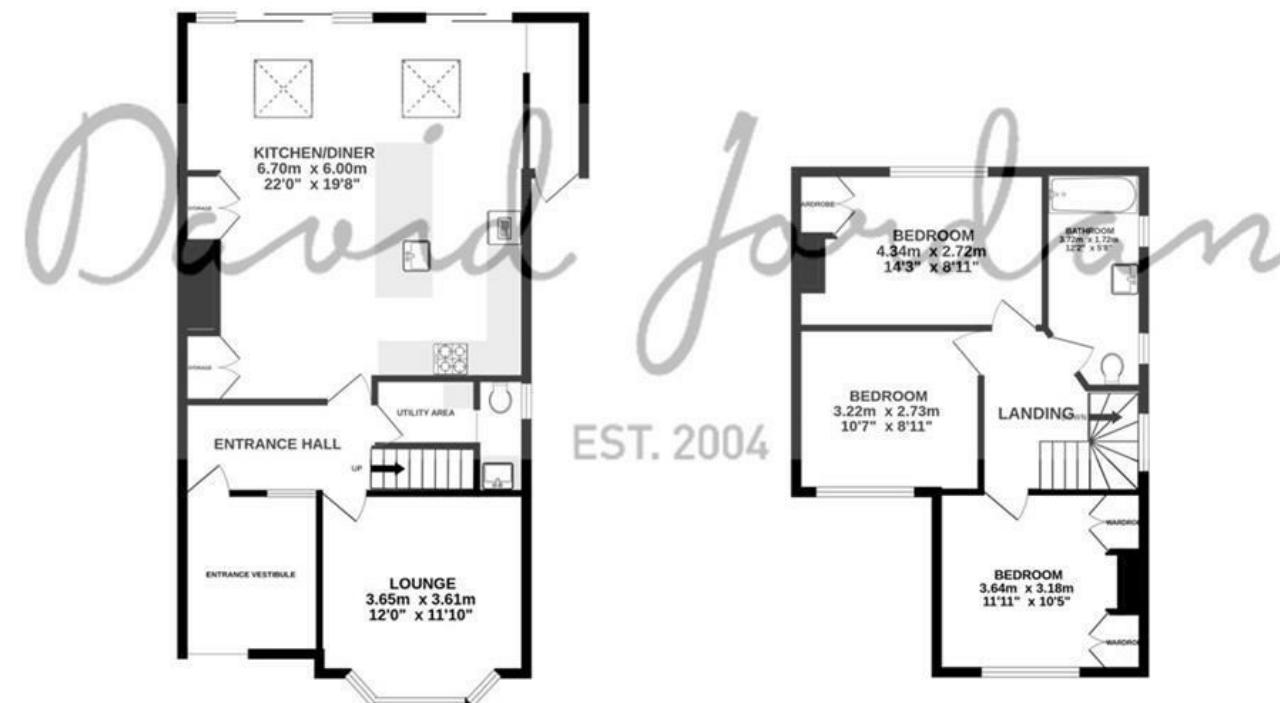
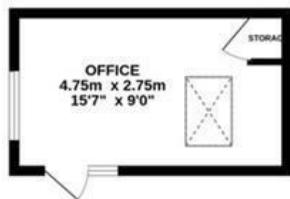
Further benefits include gas central heating, upvc double glazing.

- THREE BEDROOMS SEMI-DETACHED HOUSE
- FULLY MODERNISED THROUGHOUT
- SITUATED WITHIN HALF A MILE OF SEAFORD TOWN CENTRE
- SPACIOUS OPEN-PLAN STYLE KITCHEN/DINING ROOM
- SEPARATE LIVING ROOM WITH BAY WINDOW
- UTILITY ROOM WITH W.C
- SOUTH WESTERLY ASPECT REAR GARDEN
- HOME OFFICE WITH POWER AND LIGHT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED



GROUND FLOOR  
83.8 sq.m. (902 sq.ft.) approx.

1ST FLOOR  
44.6 sq.m. (480 sq.ft.) approx.



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TOTAL FLOOR AREA: 128.3 sq.m. (1381 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 suitability or effectiveness 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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