



7 CLIFF CLOSE, SEAFORD, EAST SUSSEX, BN25 1BN

£268,000

A two bedroom mid-terrace house conveniently situated within easy reach of local schools, Seaford Head, the seafront promenade and beach. Seaford town centre and railway station are approximately three quarters of a mile distant.

The ground floor accommodation consists of a sitting room leading into a spacious kitchen/dining room with patio doors opening onto the rear terraced garden. On the first floor are two bedrooms and a modern bathroom.

The property, which has the benefit of gas central heating and uPVC double glazing, is considered ideal for investment or for a first time buyer.

Offered for sale with vacant possession and no onward chain.

- MID TERRACE HOUSE
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- MODERN BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- TERRACE GARDEN
- GARAGE IN BLOCK
- POPULAR LOCATION
- CLOSE TO SEAFRONT PROMENADE
- IMMEDIATE VACANT POSSESSION
- NO ONWARD CHAIN
- CONSIDERED IDEAL FIRST PURCHASE OR INVESTMENT OPPORTUNITY





Ground Floor

Upvc double glazed door to:-
ENTRANCE HALL

Radiator. Laminate flooring. Staircase to first floor. Door to:-
SITTING ROOM

Upvc double glazed front window. Radiator. Laminate flooring.
KITCHEN/DINING ROOM

Range of fitted base units and matching wall cupboards.
Worktops with tiled splash-backs, inset sink unit and inset gas
hob with extractor above. Unit housing electric oven/grill.
Integrated dishwasher and space for washing machine.
Cupboard housing gas fired boiler. Space for table and chairs.
Understairs storage cupboard. Laminate flooring. Upvc double
glazed window and patio doors to rear terrace garden.

First Floor

LANDING

Two deep, shelved, storage cupboards.

BEDROOM ONE

Fitted range of one double and one single wardrobes.
Bulkhead storage cupboard. Radiator. Upvc double glazed
window with view across garage block towards the sea and
promenade.

BEDROOM TWO

Upvc double glazed window to rear. Radiator. Wardrobe
recess.

REFITTED BATHROOM

Tiled walls and floor. Upvc double glazed window. White suite
comprising vanity cupboards and shelf, inset wash basin and
low level W.C with concealed cistern. P-shaped bath with
mixer tap, independent shower over with hand spray, rain
shower head and screen.

Outside

FRONT GARDEN

with path to entrance.

REAR TERRACED GARDEN

Small area of grass, paved patio and steps to decking.

GARAGE

In block nearby.





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating D.

DISCLAIMER

Money Laundering Regulations 2007: 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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