



42 SHERWOOD ROAD, SEAFORD, EAST SUSSEX, BN25 3EG

**£360,000**



A well presented three bedroom semi-detached property conveniently situated in the favoured East Blatchington area of Seaford.

The town centre and mainline railway station are about a third of a mile distant and Seaford County and Cradle Hill primary schools are also within easy reach.

The property provides good sized ground floor family living, including sitting room to the front with separate dining room, kitchen and conservatory to the rear, which overlook the attractive garden.

There is a garage at street level and shallow steps lead to the entrance of the property. A gate to the side provides access to a detached workshop with power and light facility, which was the former garage and now offers useful storage and work area.

Further benefits include gas central heating and uPVC double glazing.

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

- CHARACTER SEMI-DETACHED HOUSE
- WELL PRESENTED
- FAVOURED LOCATION
- THREE BEDROOMS
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- BATHROOM
- GARAGE
- GOOD SIZED WORKSHOP
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IMMEDIATE VACANT POSSESSION
- NO ONWARD CHAIN





## Ground Floor

Single glazed entrance porch with Upvc double glazed door to:-  
ENTRANCE HALL

Radiator. Laminate flooring. Staircase to first floor with understairs cupboard housing gas and electric meters and fuseboard. Further storage suitable for upright fridge-freezer. Upvc double glazed side window.

SITTING ROOM

Laminate flooring. Radiators. Feature fireplace. Double glazed bay window with far reaching view across neighbouring properties.

DINING ROOM

Radiators. Recess for fire. Double glazed windows and double doors to:-  
CONSERVATORY

Laminate flooring. Radiator. Power point. Double glazed windows and door to garden.

KITCHEN

Range of fitted base units with worktops over and matching raised cupboards above. Inset sink unit. Space for washing machine and cooker. Wall mounted Potterton gas fired boiler. Laminate flooring. Double glazed side window and door to conservatory.

## First Floor

Hatch to loft. Double glazed side window.

BEDROOM ONE

Double glazed square bay window with far reaching view across neighbouring properties. Radiator.

BEDROOM TWO

Built-in airing cupboard housing water tank and shelves. Radiator. Double glazed window overlooking rear garden.

BEDROOM THREE

Radiator. Double glazed corner window with far reaching view across neighbouring properties.

BATHROOM

White suite comprising corner bath with mixer taps and hand shower spray. Vanity cupboard and inset wash basin. Low level W.C. Part-tiled walls. Radiator. Double glazed side and rear windows.

## Outside

GARAGE

Approached via up-and-over door. Power and light facility.

FRONT GARDEN

Shallow steps from street level to entrance porch and side access gate. Small area of lawn and established raised beds.

REAR GARDEN

Delightful and well tended garden of good size, laid to lawn with mature beds and borders, established trees and shrubs. Greenhouse.

WORKSHOP (former garage)

with the benefit of hardstanding area in front. Light and power facility. Single glazed window and door.





## 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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