



42 RICHINGTON WAY, SEAFORD, BN25 3HU

£335,000

A three bedroom semi-detached chalet bungalow situated in this sought after residential area located in a no through road and within easy reach of the Downs leisure centre, parade of local shops and bus routes.

Seaford town centre with mainline railway station, range of shopping facilities, coffee shops and restaurants is approximately one mile distant.

The property has been subject to a loft conversion with the accommodation being arranged over two floors. The ground floor comprises lounge, kitchen, dining room and bathroom, together with family bathroom. The first floor has two further bedrooms together with a shower room.

Other features and benefits include uPVC double glazing and gas central heating. There are attractive front and rear gardens together with detached garage approached via long drive-in.

- LONG DRIVE-IN
- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS
- DINING ROOM
- LOUNGE
- KITCHEN
- GROUND FLOOR BATHROOM
- FIRST FLOOR SHOWER ROOM
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- GARAGE
- OFF ROAD PARKING
- CHALET BUNGALOW





Ground Floor

Entrance door from sideways opening into:

ENTRANCE HALLWAY

Radiator. Cupboard housing electric meter and fuse board. Under stairs storage cupboard. Linen cupboard with shelving.

KITCHEN

Fitted with a range of base and wall mounted units. Work surface extending to incorporate 1½ bowl sink unit, four ring gas hob with cooker hood over, built-in electric oven. Space for appliances and upright fridge freezer. Wall mounted Alpha gas fired boiler. Side and rear window. Door to garden.

LOUNGE

Two radiators. Window to front and side. Door opening to staircase leading to first floor landing.

DINING ROOM

Rear window.

GROUND FLOOR BEDROOM THREE

Fitted range of bedroom furniture incorporating sliding wardrobes and matching drawers. Front window. Radiator.

GROUND FLOOR BATHROOM

White suite comprising corner shower cubicle. Low suite W.C. Pedestal wash basin. Panelled bath. Heated towel rail. Tiled flooring. Side window.

First Floor

LANDING

Eaves storage. Door to:

BEDROOM ONE

Two radiators. Velux windows to front.

BEDROOM TWO

Radiator. Window overlooking rear garden.

SHOWER ROOM

Corner shower cubicle. Low suite W.C. Pedestal wash basin. Radiator. Tiled walls. Side window.

Outside

REAR GARDEN

Paved patio with steps leading up to gravel and lawn area. Part landscaped and fenced enclosed. Timber shed.

GARAGE

Approached via concrete drive-in and up and over door.





COUNCIL TAX BAND

Local Authority: Lewes District Council.
Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating E.

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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