



35 LEXDEN DRIVE, SEAFORD, EAST SUSSEX, BN25 3BD

£280,000

A well presented semi-detached house situated in a popular location towards the north eastern outskirts of Seaford. Cradle Hill primary school, local bus routes and parade of shops are all within easy reach.

The town centre, with its range of individual shops, restaurants, cafes and bars, library and mainline railway station, is approximately a mile and a quarter distant.

The ground floor accommodation comprises entrance porch, lounge/dining room, modern kitchen and conservatory. On the first floor are two double bedrooms and an updated shower room.

The front and rear gardens are designed for ease of maintenance and there is off road parking for up to four vehicles on the driveway in front of the garage.

The property has the benefit of gas central heating, uPVC double glazing and is offered for sale with no onward chain.

- SEMI-DETACHED HOUSE
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- UPVC DOUBLE GLAZED CONSERVATORY
- REFITTED SHOWER ROOM
- GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LOW MAINTENANCE FRONT AND REAR GARDENS
- POPULAR LOCATION
- NO ONWARD CHAIN





Ground Floor

Upvc double glazed front door to:-

ENTRANCE PORCH

with double glazed window. Wall mounted consumer unit and burglar alarm console. Inner door to:-

LOUNGE/DINING ROOM

Two radiators. Staircase to first floor. Door to:-

KITCHEN

Well fitted with a range of modern base units, matching wall cabinets and tall cupboards. Granite work tops with inset 1½ bowl sink unit and inset ceramic hob with extractor above. Built-in mid-level oven/grill. Cupboard housing Vaillant gas combination boiler. Appliance spaces suitable for upright fridge-freezer, washing machine and slimline dishwasher. Karndean flooring. Double glazed window and door to:-

UPVC DOUBLE GLAZED CONSERVATORY

Glass roof with fitted blinds. Door to side access and patio door to rear garden.

First Floor

LANDING

Hatch to roof space.

BEDROOM ONE

Double glazed window. Fitted range of wardrobes to one wall. Radiator.

BEDROOM TWO

Radiator. Double glazed window. Bulkhead storage cupboard.

MODERN TILED SHOWER ROOM

Large shower enclosure, low level W.C, vanity cupboard with inset wash basin. Karndean flooring. Double glazed window.

Outside

FRONT GARDEN

Laid to shingle and part covered driveway, offering parking for several vehicles and leading to:-

GARAGE

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

Single glazed window and double glazed personal door to:-

REAR GARDEN

Fence enclosed and mainly laid to shingle for ease of maintenance. Seating area. Timber workshop/garden store with power and light.





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating C.
Environmental Impact Rating C.

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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