



15 HIGHLANDS ROAD, SEAFORD, EAST SUSSEX, BN25 1SL

£675,000

An imposing detached residence ideally situated in this sought-after location just south of the A259 within an easy level walk of Seaford town centre, bus routes and railway station.

The property, which requires some modernisation and consists of kitchen, sitting room, dining room, breakfast room, vestibule, entrance hall and cloakroom to the ground floor. The first floor has three double bedrooms and one single bedroom together with bathroom and separate wc.

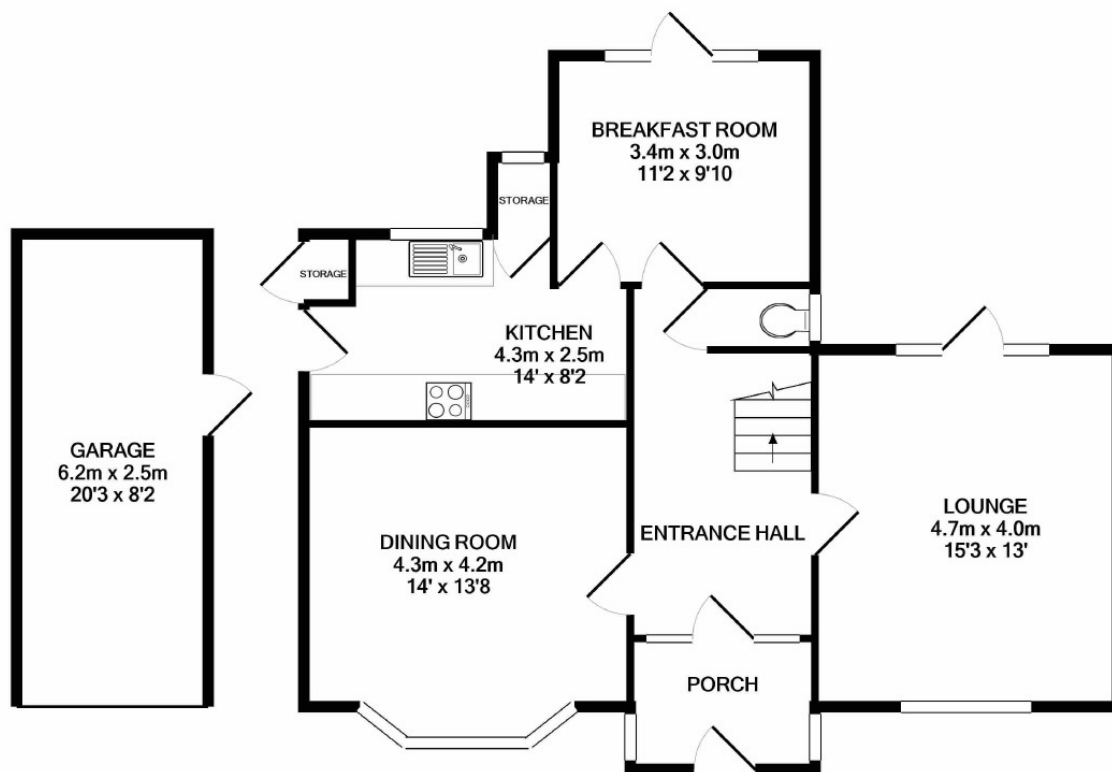
This versatile property is being sold with planning approval for a two storey side extension and extensive summer house.

Further benefits include gas fired central heating, double glazed exterior windows and door. The rear garden extends to approximately 120 feet in length.

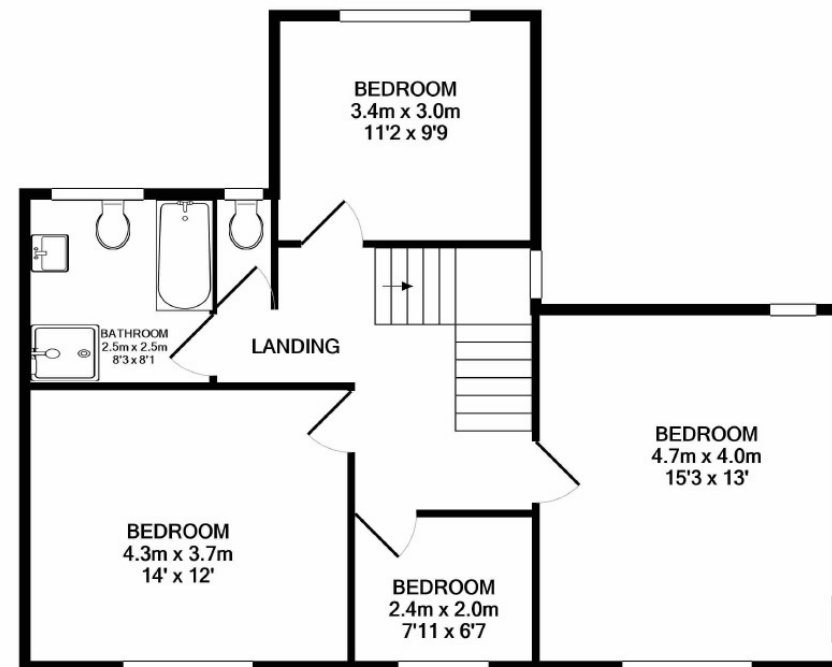
Internal inspection advised by owners sole agent.

- DETACHED FOUR BEDROOM HOUSE
- APPROXIMATELY 120FT LONG REAR GARDEN
- PLANNING APPROVAL FOR TWO STOREY SIDE EXTENSION AND SUMMER HOUSE
- WITHIN HALF A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- KITCHEN
- DINING ROOM
- BREAKFAST ROOM
- SITTING ROOM
- BATHROOM AND SEPARATE WC
- CLOAKROOM
- GAS CENTRAL HEATING AND EXTERIOR DOUBLE GLAZING





GROUND FLOOR
APPROX. FLOOR
AREA 86.7 SQ.M.
(934 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 67.5 SQ.M.
(727 SQ.FT.)

15 HIGHLANDS ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 154.2 SQ.M. (1660 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given

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COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating C.
Environmental Impact Rating .

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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EST. 2004