



9 JUBILEE GARDENS, SEAFORD, EAST SUSSEX, BN25 3EN

£340,000

A well presented and extended 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 and modern kitchen. On the first floor are three bedrooms and updated bathroom.

The front and rear gardens are designed for ease of maintenance and there is off road parking.

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

- THREE BEDROOM
- SEMI DETACHED HOUSE
- SITTING ROOM
- DINING ROOM
- MODERN KITCHEN
- MODERN BATHROOM
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NO ONWARD CHAIN
- LOW MAINTENANCE FRONT AND REAR GARDEN





Ground floor

Double glazed entrance door to:
PORCH

Double glazed window to front. Electric consumer unit.
Laminate flooring. Door to:
SITTING ROOM

Double glazed window to front. Two radiators. Stairs to first floor. Door to Kitchen and arch to:
DINING ROOM

Double glazed window to front and rear. Radiator.
KITCHEN

Range of wall and base units. Work surface with inset one and a half bowl sink and drainer. Four ring Russell Hobbs hob with matching cooker hood above. Eye level Indesit double oven and microwave. Integrated fridge, freezer, washing machine and dishwasher. Wall mounted Worcester-Bosch gas fired boiler. Tiled splash back. Double glazed window and door to rear.

First floor

Landing with hatch to loft and door to:
BEDROOM ONE

Double glazed window to front. Radiator. Store cupboard over stairs.

BEDROOM TWO

Double glazed windows to front and rear. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment above. Close coupled wc. Wash basin set into vanity unit with mirror above. Ladder style heated towel rail. Tiled walls. Extractor fan.

Outside

FRONT GARDEN

Mainly laid to lawn with off road parking and pathway to front.

REAR GARDEN

Wall and fence inclosed. Mainly laid to lawn with gated side access to front.





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
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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