



3 Bed
House - Mid Terrace
located in Blatchington Road



**35 Blatchington Road
Seaford
BN25 2AF**



NO ONWARD CHAIN! Guide Price £325,000 - £335,000. Seaford Properties bring to the market this three bedroom terraced home, located within walking distance of Seaford town centre and all local amenities. Offering spacious living accommodation, three bedrooms and a loft room. The ground floor briefly comprises, a welcoming entrance hall that flows into the lounge which opens to the dining room. To the rear of the property, you will find a bright fitted kitchen and family bathroom. Between the kitchen and bathroom is a door leading to the private rear garden. The first floor offers the master bedroom, separate w.c. and two further bedrooms. The property is ideal for anyone looking to add their own touches; and has the potential to extend into the loft room, which is already partly converted with a window in it.

Entrance Hall

Covered entrance with glazed door to Entrance Porch. Further internal glazed door to Entrance Hall. Radiator. Staircase to first floor and down to the cellar.

Lounge

Double glazed window to the front. Feature fireplace with brick built surround and timber mantle. Internal obscure window with glass display shelves. Radiator. Archway to Dining Room.

Dining Area

The dining room offers space for a table and chairs. It also has built in storage cupboards, one being the airing cupboard. Radiator and door to conservatory.

Conservatory

Accessed via the dining area you enter the conservatory, which has lighting and power outlets. There is also access to the courtyard garden.

Kitchen

Large window to the side. A well-appointed kitchen with a matching range of wall and base units. Work surfaces with inset single bowl stainless steel sink and drainer unit. Integrated electric hob, with separate eye level oven. Space for washing machine and upright fridge / freezer.

Rear Entrance

Door to rear courtyard garden.

Family Bathroom

Double glazed window to the rear and side. Suite to comprise bath, wall mounted wash hand basin, separate shower and low level W.C. Radiator.

First Floor Landing

Ladder to loft room. Built-in cupboard.

Bedroom

Double glazed window to the side. Radiator.

Separate W.C.

Double glazed window to the side. Low level W.C. and wash hand basin with tiled splash back.

Bedroom

Double glazed window to the rear. Wall to wall mirror fronted wardrobes. Radiator.

Bedroom

Double glazed window to the front. Built-in wardrobes. Radiator.

Loft Room

Accessed via the ladder and has plenty of space for an office and also includes lots of Eaves storage. Window to the rear.

Outside

Rear courtyard garden. Being paved and having a raised flowerbed.

Cellar Room

Accessed from the entrance hall under stairs. Suitable storage space.

Council Tax Band C
EPC Rating D





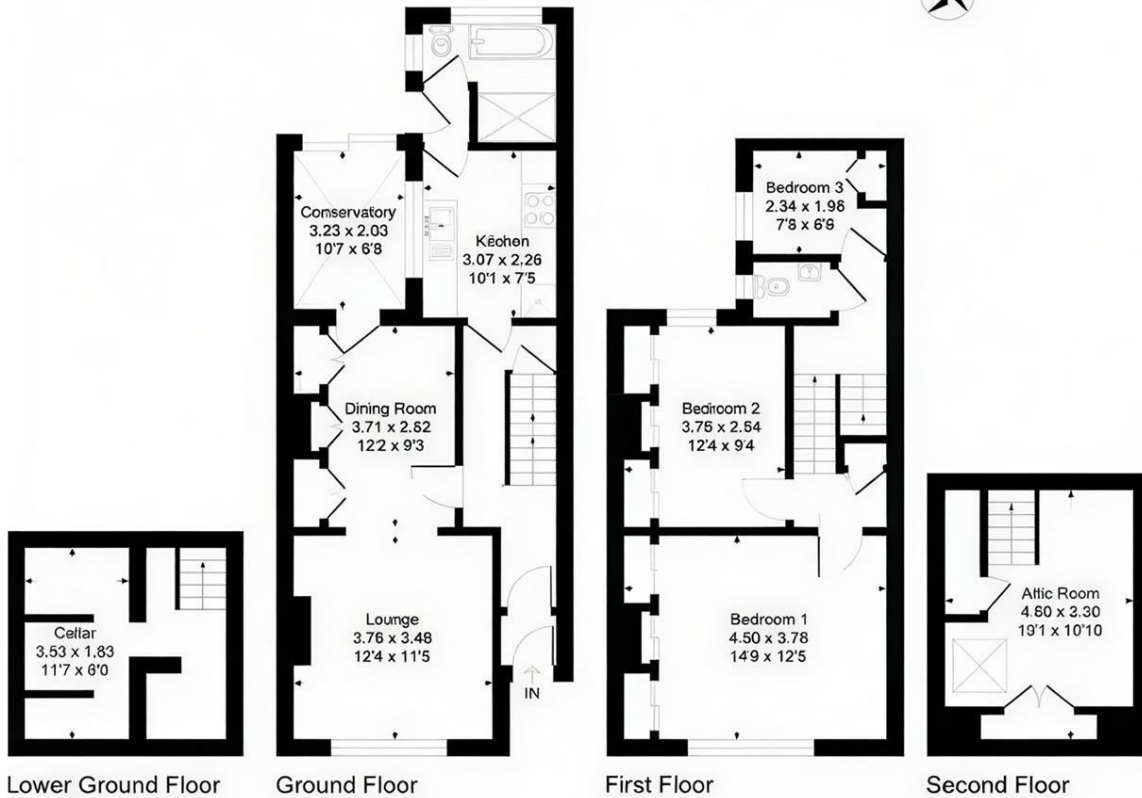


35 Blatchington Road, Seaford, BN25 2AF



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Approximate Gross Internal Floor Area = 108.8 sq m / 1171 sq ft.



Rustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

20 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

