



**3 Bed
House
located in Cricketfield Road**



**18 Cricketfield Road
Seaford
BN25 1DE**



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Asking Price £365,000

Seaford Properties are delighted to offer this modern three bedroom detached house, set in an ideal location between Seaford beach and town centre. The property offers versatile light and airy accommodation and is in need of some modernizing. A well established west facing rear garden is a stand out feature of this property. Further benefits include; integral garage, off road parking, double glazing and gas central heating. Surrounded by the South Downs National Park, Seaford, with over two miles of uncommercialised promenade and beach, offers a wide range of shopping facilities, a choice of restaurants, cafes and bars and a library. There are several nursery and primary schools, secondary school and sixth form college, two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to Lewes, Gatwick Airport and London. The adjoining cross Channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet. The property is offered for sale with no onward chain. An internal viewing is highly recommended.

Entrance Porch

Double glazed front door and internal door to Lounge.

Lounge

Double glazed bay window to the front. Feature fireplace with brick surround and tiled hearth. Radiator. Open to dining area.

Dining Area

Double glazed patio door to rear garden. Radiator. Door to Kitchen.

Kitchen

Double glazed window and door looking out and leading to the rear garden. Comprising a range of matching wall and base units. Work surfaces with inset single bowl stainless steel sink and drainer unit. Integrated hob with extractor above. Space for under counter fridge. Newly tiled splash backs and wall mounted boiler.

Landing

Loft access hatch. Cupboard housing hot water cylinder tank and doors to all rooms.

Bedroom One

Double glazed window to the front. Built-in wardrobe and cupboard. Radiator.

Bedroom Two

Double glazed window to the rear overlooking the rear garden. Built-in cupboard. Radiator.

Bathroom

Double glazed window to the rear. Suite to comprise panel enclosed bath. Low level W.C. and pedestal wash basin. Recently tiled walls to water sensitive areas.

Outside

Garden

An outstanding feature of this property. Westerly facing and well established. Side access gate to the front of the property. Mainly laid to lawn with stocked flower beds, bushes and shrubs. Timber fenced boundaries area suitable for a garden shed.

Integral Garage

New up and over door with driveway approach offering off road parking.







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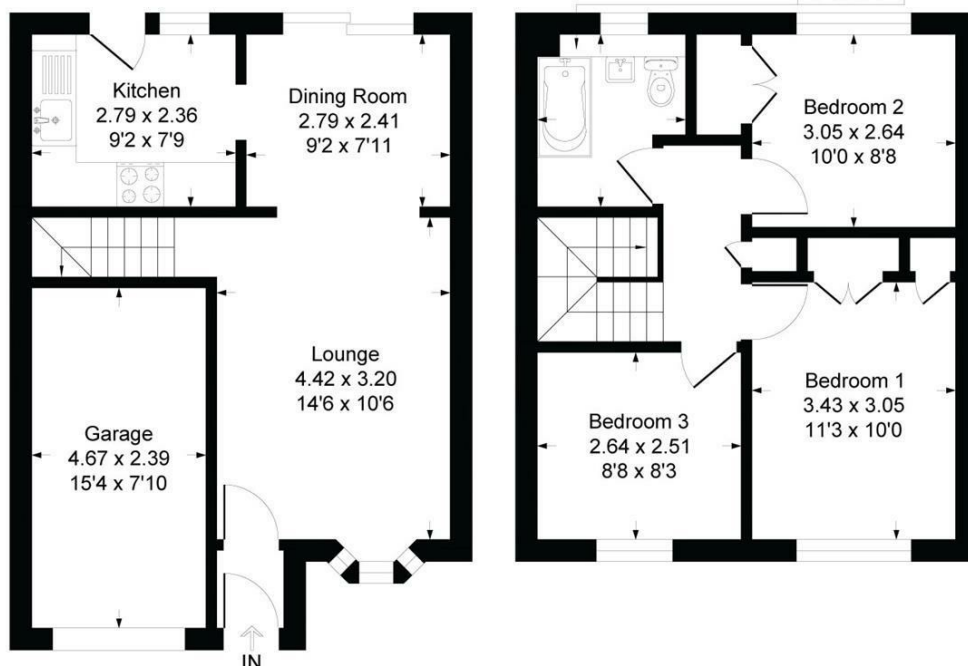


Approximate Gross Internal Floor Area = 71.80 sq m / 773 sq ft

Garage Area = 11.15 sq m / 120 sq ft

Total Area = 82.96 sq m / 893 sq ft

Bathroom
2.44 x 2.01
8'0 x 6'7



Ground Floor

First Floor

Illustration 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		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

version 2

CONTACT

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