

## 3 Bed Terraced In Marine Parade , Seaford, BN25 2PL

£475,000





## SHORT DESCRIPTION

Property Ref: 14846 Three floor terraced house on the seafront in Seaford with motor access via private close at the back with communal garden and parking space for two cars. A garage conversion has created a self-contained flat on the ground floor, suitable as a granny flat, or for letting. Entrance to shared hall, with door to the flat. Kitchen and living area with view to communal garden. Large storage space in corridor. Good-sized double bedroom with built-in wardrobe. Spacious bathroom with walk-in shower. Electric radiators and bamboo flooring throughout. First floor: Light-filled living room with sea views. Engineered oak floor. Patio doors to decking and seafront garden. Kitchen with view to communal garden. Cloakroom with toilet and washbasin. Second floor: Two generous double bedrooms with original pine floorboards. Main bedroom overlooking the beach with built-in wardrobe. Boiler/linen cupboard with Worcester combi boiler. Second bedroom overlooking communal garden. Bathroom with bathtub and shower attachment. Five minutes walk to Number 12 bus which runs regularly between Brighton and Eastbourne. Ten minutes walk to Seaford station with trains to Brighton via Lewes. Property Type: Terraced Full selling price: £475000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement:1177 sq.ft. Outside Space: Communal Garden, Front Garden, Patio Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied -----

3

Bed Room(s)

2

Bath Room(s)

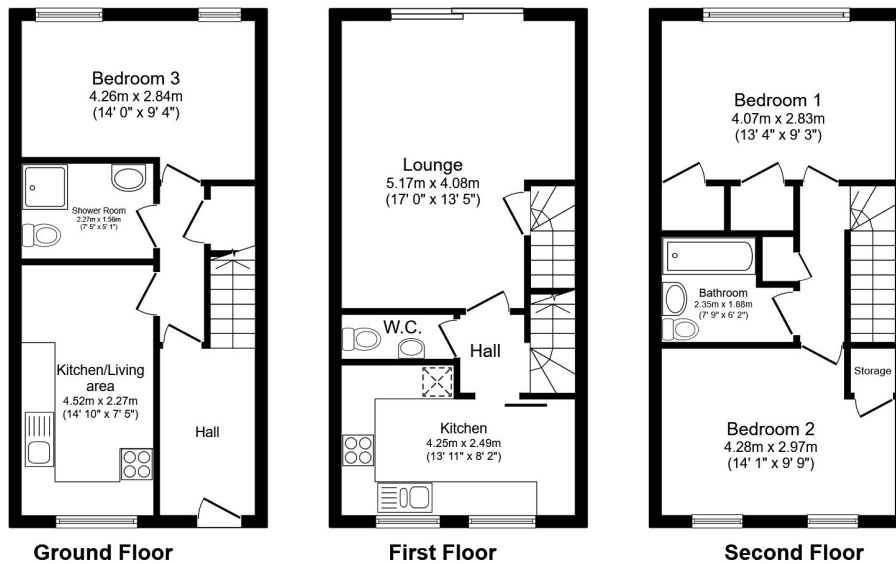
2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 109.3 sq.m. (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 109 square metres |

### Rules on letting this property

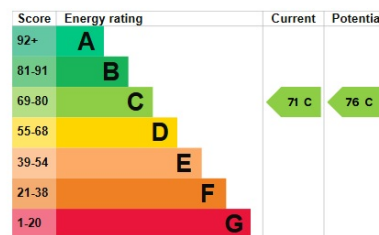
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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