

4 KINGSMEAD CLOSE, SEAFORD, BN25 2EY

£425,000

An attractive three bedroom detached bungalow, situated in a quiet cul-de-sac in the popular Blatchington area of Seaford. Local and main bus service operating along the A259 between Eastbourne and Brighton are within easy reach. Seaford town centre and railway station are approximately half a mile distant.

The accommodation comprises of an L-shaped entrance hall, lounge/dining room, kitchen, three bedrooms, conservatory, cloakroom and a shower room.

The side and rear garden has the advantage of being fence enclosed with lawn, flower beds and a patio.

The open plan front garden has a paved driveway offering off street parking for several vehicles and garage, approached via an up and over door.

The property further benefits from uPVC double glazing, gas central heating and potential to extend into roof space (subject to necessary planning permission).

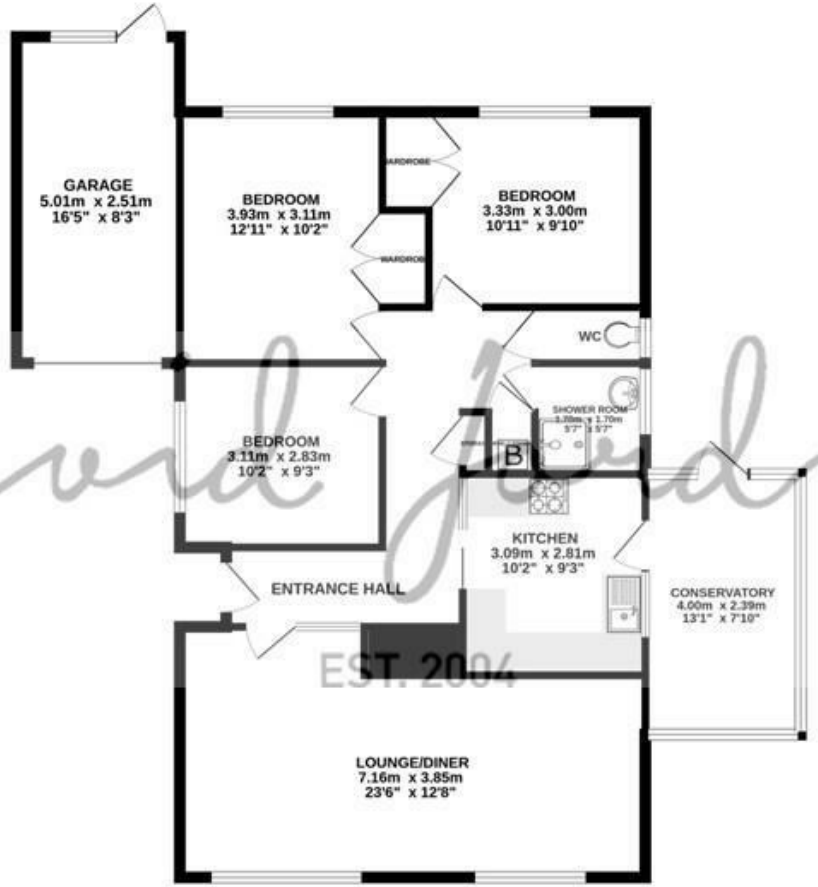
Offered for sale with vacant possession and no onward chain, subject to grant of probate.

- THREE BEDROOM DETACHED BUNGALOW
- SITUATED IN A QUIET CUL-DE-SAC
- OFFERED FOR SALE WITH NO ONWARD CHAIN, SUBJECT TO GRANT OF PROBATE
- OFF ROAD PARKING FOR SEVERAL VEHICLES LEADING TO GARAGE
- SIDE AND REAR GARDEN
- SHOWER ROOM WITH SEPARATE WC
- KITCHEN, CONSERVATORY AND LOUNGE/DINER
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- LOCATED APPROXIMATELY THREE QUARTERS FOR A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- WITHIN APPROXIMATELY HALF A MILE OF SEAFORD LAWN TENNIS CLUB AND SEAFORD BOWLING CLUB





GROUND FLOOR
104.5 sq.m. (1125 sq.ft.) approx.



David Jordan
EST. 2004

4 KINGSMEAD CLOSE SEAFORD

TOTAL FLOOR AREA : 104.5 sq.m. (1125 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: 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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