



36 VALLEY DRIVE, SEAFORD, BN25 3BW

£310,000

A well presented two bedroom semi-detached bungalow, situated in a popular location. Local shops, bus routes, two primary schools and the Downs Leisure Centre are within easy reach.

Seaford town and mainline railway station are approximately a mile and a quarter distant.

The accommodation consists of entrance hall, living room, conservatory, kitchen/breakfast room, bathroom and two bedrooms.

The rear garden is arranged over two levels and enjoys a southerly aspect. The patio area has a shed and gate to the front, there is also a courtesy door to the garage. Steps then take you down to the lawned area with ornamental pond, established shrub beds and shed.

The front garden is laid to lawn with a driveway leading to the detached garage which has an inspection pit, power and lighting.

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- WELL PRESENTED
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- CONSERVATORY
- DOUBLE GLAZED WINDOWS, CONSERVATORY & FRONT DOOR.
- GAS-FIRED CENTRAL HEATING
- DRIVEWAY
- SINGLE GARAGE
- SOUTHERLY ASPECT REAR GARDEN





ACCOMODATION

ENTRANCE HALL:

Double glazed entrance door. Hatch to loft space, with access ladder. Airing cupboard housing pre-lagged hot water cylinder. Radiator. Central heating thermostat.

KITCHEN/BREAKFAST ROOM:

Range of wall and base units with further drawers and work surface over incorporating single drainer stainless steel sink with mixer tap, gas hob and double oven. Space for washing machine, slim line dishwasher and upright fridge/freezer. Part tiled walls. Double glazed window over looking rear garden. Aluminium double glazed door to rear garden.

LIVING ROOM:

Aluminium sliding patio doors overlooking and leading into the conservatory. Gas coal effect fire with decorative surround and hearth. Radiator. Television aerial point.

CONSERVATORY:

Double glazed and enjoying views and access to the garden.

BEDROOM ONE:

Double glazed window. Range of recessed wardrobes with overhead storage. Radiator.

BEDROOM TWO:

Double glazed window. Radiator.

BATHROOM/WC:

White suite comprising panelled bath with mixer tap and shower attachment. Wash basin with vanity cupboard beneath. Low level WC. Chrome ladder style radiator. Part tiled walls. Double glazed window.

REAR GARDEN:

Enjoying a southerly aspect and arranged over two levels with a patio area with shed, access gate to front and courtesy door to the garage. Steps lead you down to the lawned area with an ornamental pond, established shrub beds and shed. Enclosed by timer fencing.

FRONT GARDEN:

Laid to lawn with driveway leading to the detached garage.

GARAGE:

Inspection pit. Power and light. Courtesy door to the rear garden.

Disclaimer

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.



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

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.

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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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EST. 2004