



35 KINGSTON WAY, SEAFORD,, EAST SUSSEX, BN25 4NG

£500,000

A spacious three bedroom detached bungalow situated in the favoured south-east corner of Seaford, close to golf course and superb downland walks. Bus routes, Seaford town centre, esplanade and golf course are all within a mile and a half's distance.

The accommodation comprises; entrance hall, lounge/diner, modern kitchen, conservatory three bedrooms, shower room and separate cloakroom.

There is a driveway affording off road parking for several vehicles, and leads to a detached single garage.

To the rear, there is a large and private rear garden, which is mainly laid to lawn, with a patio area and mature shrubs and bushes.

Further benefits include, gas central heating, double glazing and being sold with no onward chain.

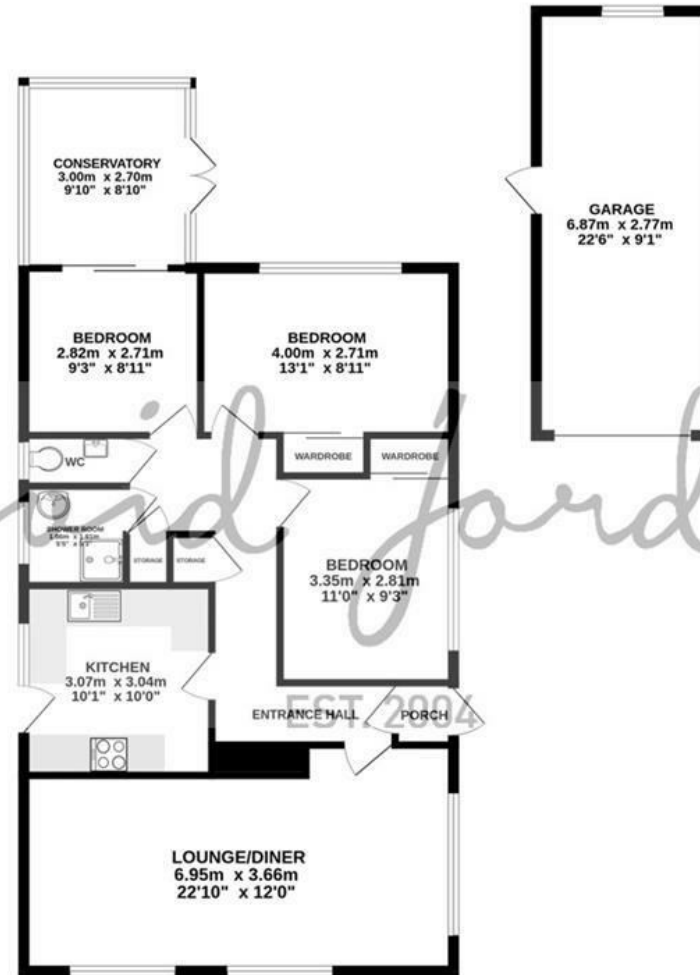
- THREE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN THE POPULAR SOUTH EAST CORNER OF SEAFORD
- SOUTH FACING LOUNGE/DINER WITH VIEWS TOWARDS SEAFORD HEAD GOLF COURSE
- MODERN KITCHEN
- SHOWER ROOM WITH SEPARATE CLOAKROOM
- GENEROUS-SIZED REAR GARDEN WITH MATURE SHRUBS AND BUSHES
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED SINGLE GARAGE ACCESSED VIA ELECTRIC ROLLER DOOR
- OFFERED FOR SALE WITH NO ONWARD CHAIN







GROUND FLOOR
105.6 sq.m. (1136 sq.ft.) approx.



35 KINGSTON WAY SEAFORD

TOTAL FLOOR AREA : 105.6 sq.m. (1136 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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Accommodation

Entrance door into:

ENTRANCE HALL

Storage cupboard housing gas and electric meters. Further storage cupboard with slatted shelving. Radiator. Access to loft via hatch.

LOUNGE/DINER

Dual aspect. Viewed toward Seaford head golf course. Electric fire with surround. Two radiators.

KITCHEN

Range of modern base and wall units. Bosch induction hob with extractor fan above. Double eye-level oven. Integrated dishwasher and washing machine. One and a half sink and drainer with splashback, window and door to side. Space for fridge freezer.

CLOAKROOM

W.C. Wash basin with storage beneath. Vanity unit. Radiator. Obscured window to side.

SHOWER ROOM

Enclosed walk-in shower. Wash basin with storage beneath. Heated towel rail. Vanity cupboard. Obscured window to side. Extractor fan.

BEDROOM ONE

Built-in wardrobe with sliding mirror-fronted doors. Window to rear overlooking the garden. Radiator.

BEDROOM TWO

Built-in wardrobe with sliding mirror-fronted doors. Window to side. Radiator.

BEDROOM THREE

Radiator. Sliding door to:

CONSERVATORY

Patio doors out to rear garden. Low-level built-in storage cupboards.

Outside

FRONT

Part laid to lawn with flower planting. Brick-paved driveway affording off road parking for several vehicles. Access to garage via electric roller door.

REAR GARDEN

Mainly laid to lawn. Range of mature shrubs and bushes. Patio. Fence enclosed. Gate to side. Personal door to:

GARAGE

Power and light. Electric roller door to front.

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:

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



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