



12 NORTH WAY, SEAFORD, BN25 3AL

£475,000

Nestled in the sought-after East Blatchington area of Seaford, this charming two-bedroom detached bungalow on North Way is a true gem waiting to be discovered. Boasting a prime location just a short distance from the town centre, railway station, local schools, shops, and bus routes, this property offers both convenience and tranquillity.

As you approach the bungalow, you'll be greeted by a spacious plot that provides ample off-road parking for up to three vehicles, a rare find in this area. The property itself is set back from the road, ensuring privacy and a peaceful atmosphere.

Step inside, and you'll find a well-maintained interior featuring an entrance hall, two double bedrooms, a cosy lounge, a dining room, a functional kitchen, a shower room, and a delightful conservatory. With gas central heating and uPVC double glazing throughout, this home offers comfort and efficiency all year round.

Outside, the bungalow continues to impress with a generous private rear garden, perfect for relaxing or entertaining guests. The garden, mainly laid to lawn, also includes a convenient storage shed for all your gardening tools and outdoor equipment.

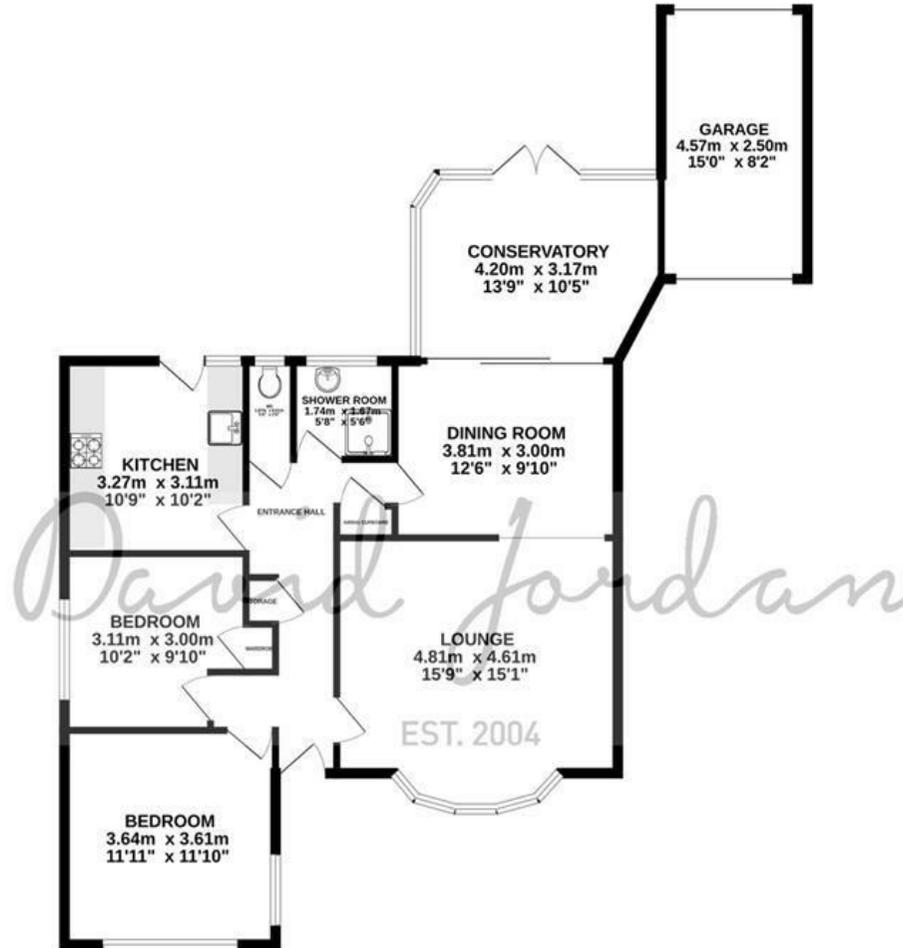
In addition, this property comes with the added bonus of a single garage, providing even more storage space or parking options. With a total of 1,100 sq ft of living space, this bungalow offers a perfect blend of comfort and practicality.

If you're looking for a peaceful retreat in a convenient location, this attractive bungalow on North Way is a must-see. Book a viewing today to fully appreciate all that this property has to offer.

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN A SOUGHT AFTER LOCATION
- GENEROUS SIZED, PRIVATE REAR GARDEN
- WITHIN A MILE AND A HALF OF SEAFORD TOWN CENTRE
- PARADE OF SHOPS NEARBY
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GAS CENTRAL HEATING
- SINGLE GARAGE
- NO ONWARD CHAIN



GROUND FLOOR
102.2 sq.m. (1100 sq.ft.) approx.



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TOTAL FLOOR AREA : 102.2 sq.m. (1100 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: E

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.

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.



01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan

EST. 2004