

57 VALLEY DRIVE, SEAFORD, BN25 3BN

£375,000

This spacious two bedroom detached bungalow is situated in a popular residential area within approximately half a mile of Cradle Hill Primary School and a parade of shops in Lexden Road.

Seaford town centre and railway station with links to Lewes, Brighton and London Victoria, are approximately one and a quarter miles distant.

The property offers good sized, well laid out rooms. Accommodation comprises entrance hall, southerly aspect lounge / diner, kitchen, two bedrooms, and a bathroom.

The rear garden is fence enclosed, mainly laid to lawn with patio area. The front paved driveway affording off road parking for several vehicles leads to the detached single garage.

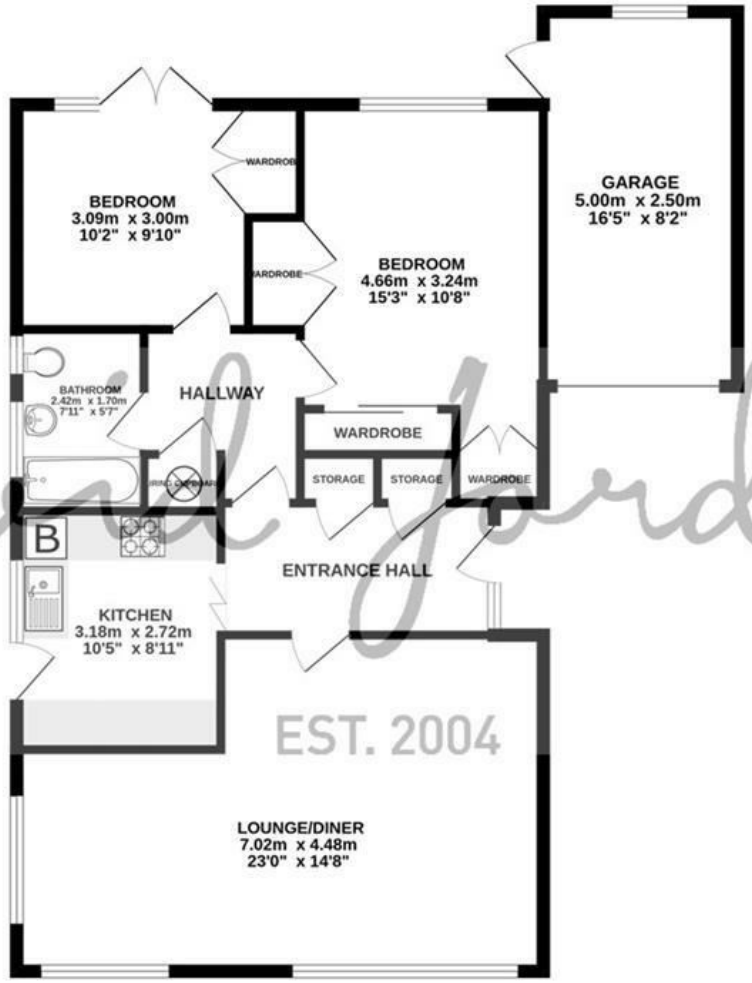
Further benefits include, gas central heating and double glazing. An internal inspection is advised to appreciate the accommodation on offer.

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN A POPULAR LOCATION
- CLOSE TO LOCAL BUS ROUTE AND SHOP
- SPACIOUS LOUNGE / DINER
- KITCHEN
- BATHROOM
- GENEROUS-SIZED REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE





GROUND FLOOR
92.8 sq.m. (999 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 92.8 sq.m. (999 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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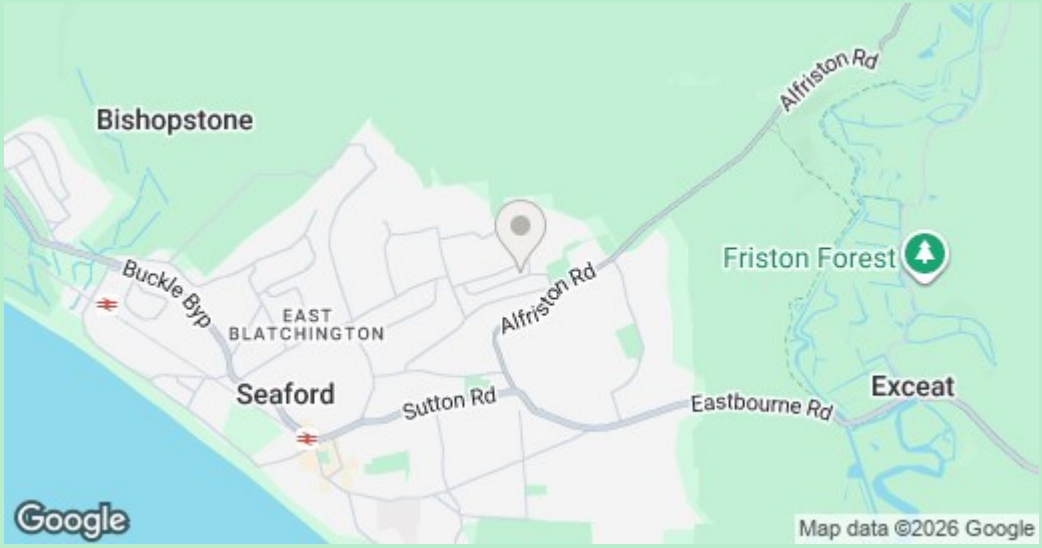
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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.

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