



LITTLE GABLES, 4 ETHERTON WAY, SEAFORD, BN25 3QB

£375,000

This two bedroom detached bungalow, which requires some modernisation, is located just off the Alfriston Road and within close proximity to convenience store and within half a mile of the downs leisure centre and bus services operating between Brighton and Eastbourne.

The accommodation comprising, porch, sitting room, dining room, two bedrooms, wet room, cloakroom, lean to and kitchen. The property further benefits from an established, private and well stocked rear garden.

The property is being sold with no onward chain.

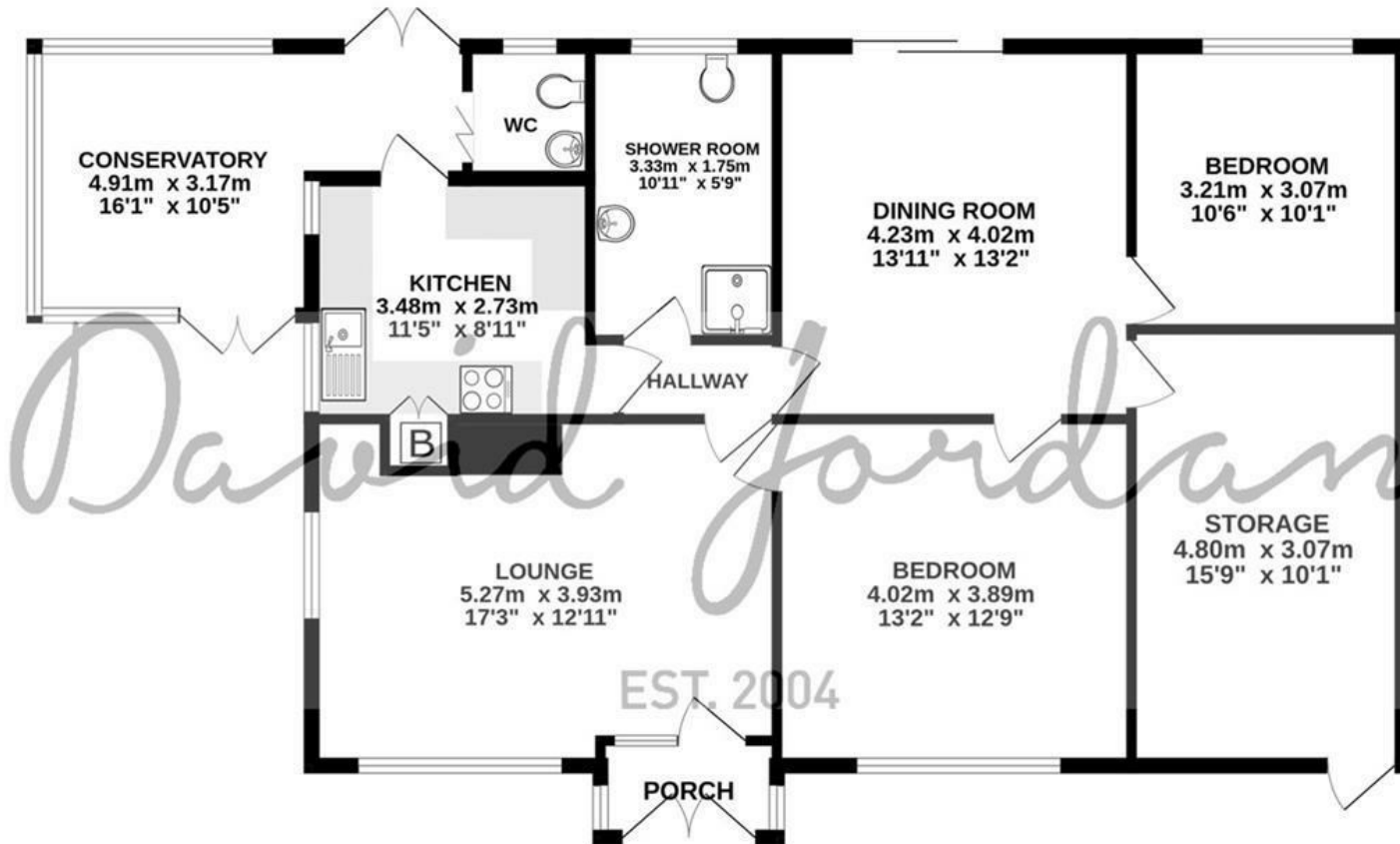
- NO ONWARD CHAIN
- TWO BEDROOM DETACHED BUNGALOW
- CLOSE TO LOCAL CONVENIENCE STORE AND WITHIN HALF A MILE OF BUS SERVICES BETWEEN BRIGHTON AND EASTBOURNE
- LOCATED WITHIN A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- SITTING ROOM AND DINING ROOM
- WET ROOM WITH WC AND CLOAKROOM
- PRIVATE AND WELL-PRESENTED REAR GARDEN
- GAS FIRED CENTRAL HEATING







GROUND FLOOR
111.4 sq.m. (1199 sq.ft.) approx.



4 ETHERTON WAY SEAFORD

TOTAL FLOOR AREA : 111.4 sq.m. (1199 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

PORCH

Double glazed door and window to front. Door to:

SITTING ROOM

Double glazed window to front and side. Radiator and vertical radiator.

Door to bedroom, currently blocked by bedroom furniture. Door to:

INNER HALL

Hatch to loft and door to:

DINING ROOM

Patio door to rear garden. Radiator and vertical radiator. Personal door to garage and door to:

BEDROOM ONE

Double glazed window to front. Radiator. Fitted wardrobes and over bed storage.

BEDROOM TWO

Double glazed window to rear. Fitted wardrobe.

WET ROOM

Set free shower, pedestal wash basin and close coupled wc. Double glazed window, extractor fan and Radiator. Part tiled walls.

KITCHEN

Range of wall and base units. Work surface with double sink and drainer.

Four ring electric hob with cooker hood above. Space for dishwasher and

upright fridge freezer. Towel rail. Cupboard housing Worcester-Bosch

boiler. Double glazed window to side. Single glazed window and door to:

LEAN TO

Wood framed double glazed windows and door to the rear garden. Two

radiators. Space for a dryer. Door to:

CLOAKROOM

Close coupled wc and pedestal wash basin. Radiator. Double glazed window.

Outside

REAR GARDEN

Mainly laid to lawn with shrub and tree planting. Timber shed and

greenhouse. Paved patio. Side access to front.

FRONT

Mainly laid to shingle. Access leading to:

FORMER GARAGE (currently used as a store room)

upvc door to front. Light and power. Space for white goods.





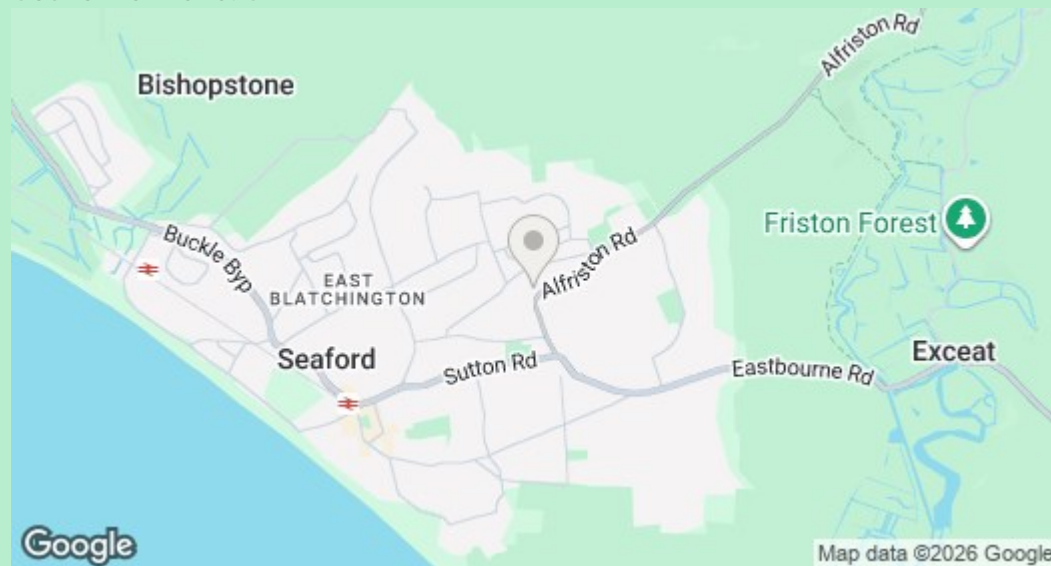
COUNCIL TAX BAND

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.

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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EST. 2004