



70 VALE ROAD, SEAFORD, EAST SUSSEX, BN25 3EZ

£390,000

A well-presented three bedroom detached bungalow, situated in a popular location about three quarters of a mile from Seaford town centre. Local shops, bus routes and primary school located in Lexden Road are within easy reach.

The accommodation comprises kitchen/breakfast room, lounge/diner, three bedrooms and family bathroom. There is underfloor heating throughout the bungalow, powered by a heat pump and a solar radiation collection system.

To the front, there is off road parking for two vehicles, and gated access to the entrance door.

The rear garden is a generous size with patio and steps up to a sloped lawn, with a timber workshop and annexe. The annex space comprises a living area, with bedroom and shower room offering independent living.

An internal inspection is advised to appreciate the accommodation on offer.

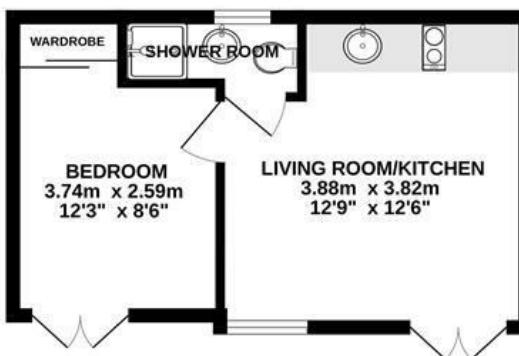
- THREE DOUBLE BEDROOMS
- DETACHED BUNGALOW
- GENEROUS-SIZED KITCHEN AREA
- EXTENDED LIVING ROOM
- SHOWER ROOM
- SITUATED APPROXIMATELY THREE QUARTERS OF A MILE FROM SEAFORD TOWN CENTRE
- SOUTH EASTERLY ASPECT REAR GARDEN
- ANNEXE WITH KITCHEN AND BATHROOM
- CLOSE TO LOCAL SHOPS, BUS ROUTE AND PRIMARY SCHOOL
- OFF ROAD PARKING FOR TWO VEHICLES



GROUND FLOOR  
85.5 sq.m. (921 sq.ft.) approx.



ANNEXE  
24.5 sq.m. (264 sq.ft.) approx.



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TOTAL FLOOR AREA : 110.1 sq.m. (1185 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: 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