



31 LEXDEN DRIVE, SEAFORD, EAST SUSSEX, BN25 3BD

£310,000

A recently modernised semi-detached bungalow located within half a mile of local shops, local bus services and Cradle Hill Primary School. Seaford town centre and railway station are approximately a mile and a quarter distant.

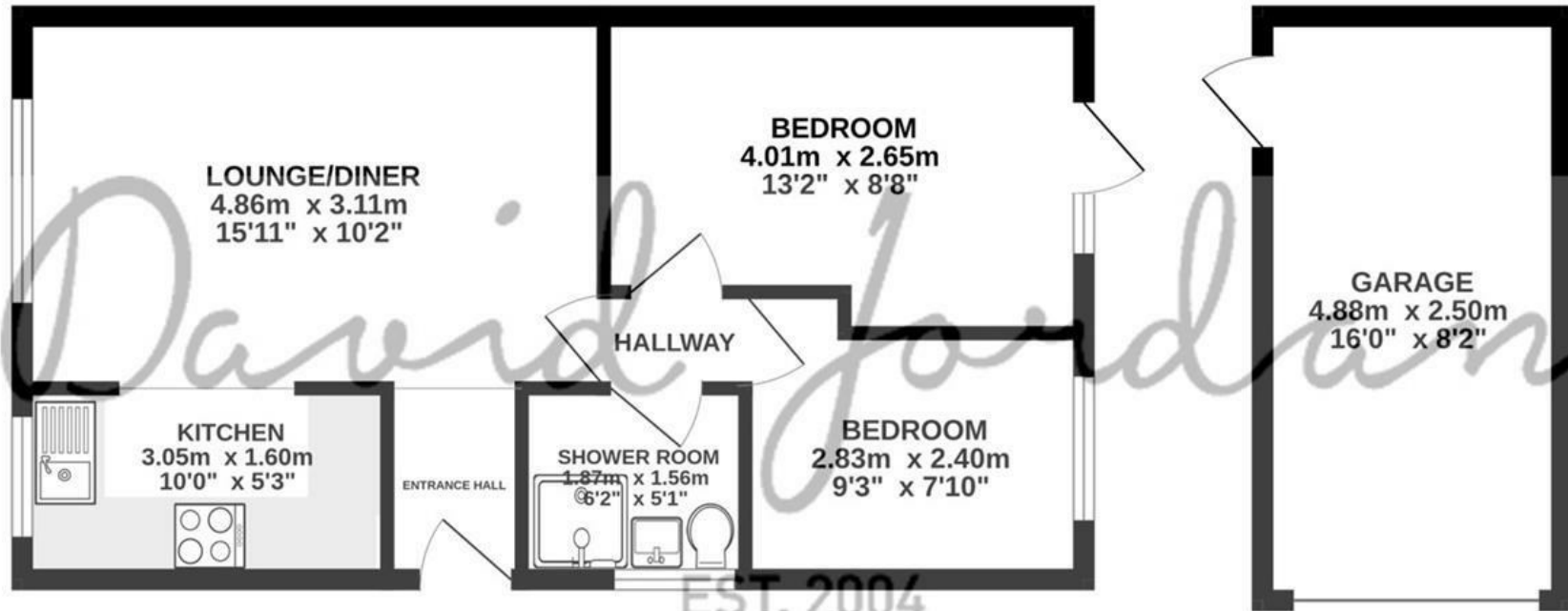
The accommodation includes kitchen and shower room, both having been installed in November 2024, two bedroom and lounge/dining room.

Additional features and benefits include uPVC double glazed windows and external doors, gas combination boiler installed 2023, detached garage with parking space in front.

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- RECENTLY MODERNISED WITH THE KITCHEN AND SHOWER ROOM BEING INSTALLED IN NOVEMBER 2024
- GAS FIRED COMBINATION BOILER INSTALLED IN 2023
- DETACHED GARAGE WITH PARKING SPACE IN FRONT
- LOUNGE / DINING ROOM
- REAR GARDEN WITH PAVED PATIO AND MAJORITY LAID TO LAWN
- DOUBLE GLAZED WINDOWS AND DOORS
- LOCATED WITHIN HALF A MILE OF LOCAL SHOPS, LOCAL BUS SERVICES AND CRADLE HILL PRIMARY SCHOOL
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY A MILE AND A QUARTER DISTANT



**GROUND FLOOR**  
54.0 sq.m. (581 sq.ft.) approx.



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TOTAL FLOOR AREA : 54.0 sq.m. (581 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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