



SEACROFT ELIZABETH CLOSE, BISHOPSTONE, BN25 2SQ

£450,000

This extended and well presented detached bungalow offers spacious, modern accommodation in a peaceful cul-de-sac setting. The property has been thoughtfully updated throughout to create a contemporary coastal style home, designed to maximise light, space and views.

A particular feature is the superb open-plan kitchen and dining area which enjoys outlooks towards the sea, Newhaven Harbour and the Downs. The sitting area provides a comfortable separate living space, while both bedrooms are of a generous size. The bungalow also benefits from a modern shower room as well as an en-suite bathroom with shower. There is also a useful walk-in clothes/storage cupboard.

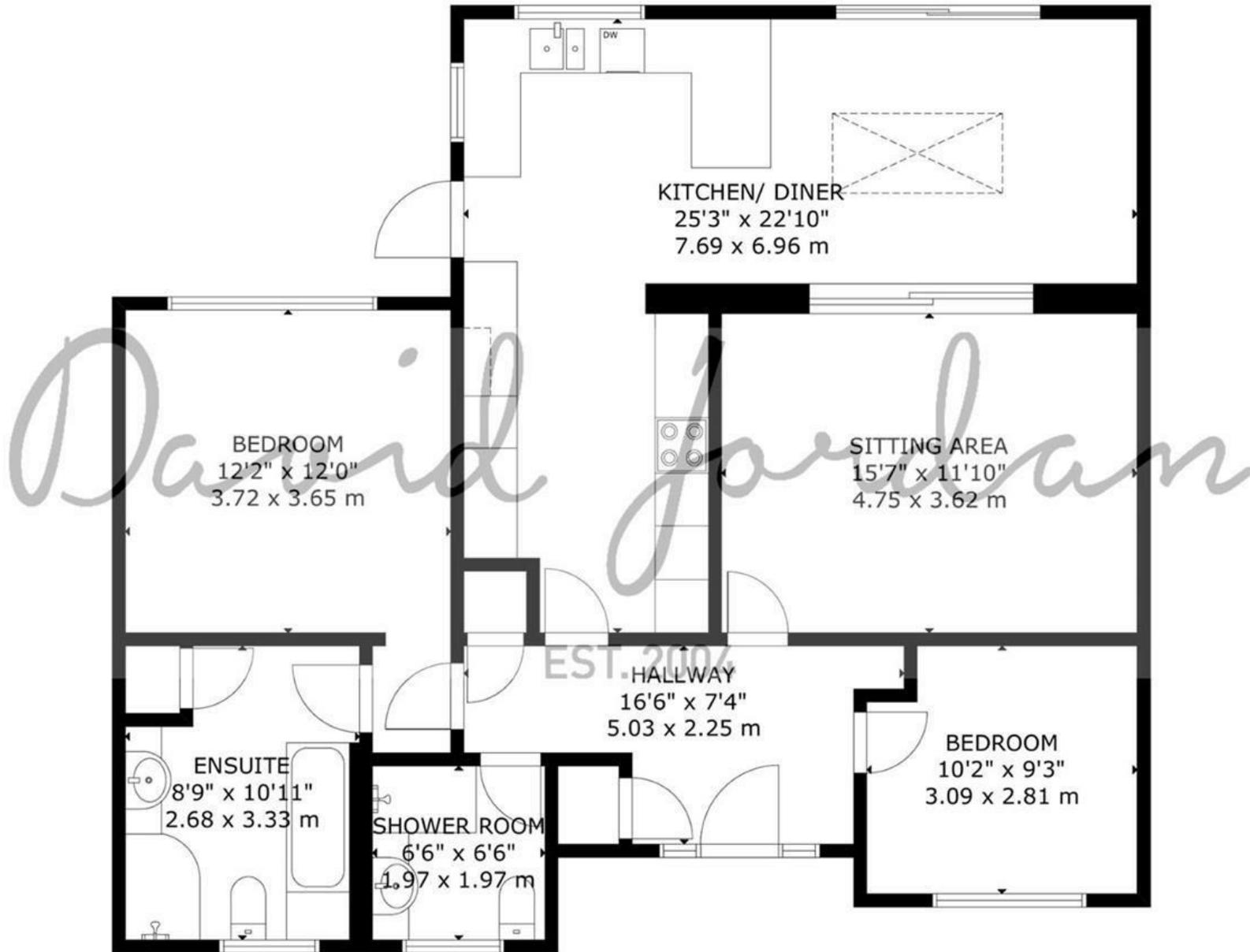
The Westerly facing, low maintenance garden has been landscaped to include an impressive raised decked terrace spanning approximately 40ft in width, offering an ideal setting for alfresco dining, entertaining and enjoying sunset views. There is a modern raised shingle driveway providing off road parking for several vehicles with contrasting stepped approach, providing an attractive and practical entrance. There is also a driveway affording restricted access to the garage.

Further features include gas central heating, uPVC double glazed windows and external doors.

The property is located approximately one mile from Bishopstone railway station, with nearby bus routes operating along the A259 in both directions towards Eastbourne and Brighton. There is also the convenient 119 and 120 Seaford town local bus services. Seaford town centre is around one and a half miles.

- EXTENDED AND MODERNISED DETACHED BUNGALOW IN CUL-DE-SAC
- OPEN PLAN KITCHEN/BREAKFAST AND DINING AREA
- VIEWS TOWARDS NEWHAVEN HARBOUR AND THE DOWNS
- LARGE 40 FEET WIDE (APPROX) RAISED DECKING AREA
- TWO DOUBLE BEDROOMS, THE MAIN WITH EN-SUITE BATHROOM
- SEPARATE EN-SUITE SHOWER ROOM
- SITTING ROOM
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- GARAGE AND PARKING
- GAS CENTRAL HEATING





EST. 2007

GROSS INTERNAL AREA  
TOTAL: 102 m<sup>2</sup>/1,102 sq.ft  
FLOOR 1: 102 m<sup>2</sup>/1,102 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## COUNCIL TAX BAND

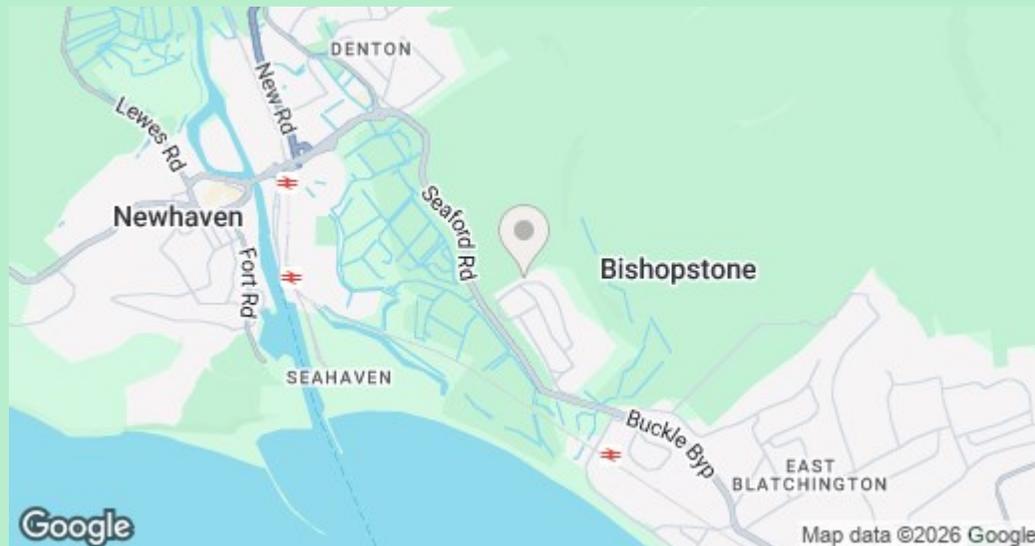
Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE

### CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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