10 KINGSMEAD WAY, SEAFORD, BN25 2ER

£419,950

A bright and spacious three bedroom detached bungalow in a sought after location.

Accommodation comprises; good size sitting room/diner, a well appointed kitchen fitted with a variety of appliances, three bedrooms, one having patio doors to the garden. There is also a shower room with a bidet and a separate WC. Notable features include parquet flooring in the hallway and a built-in storage cupboard.

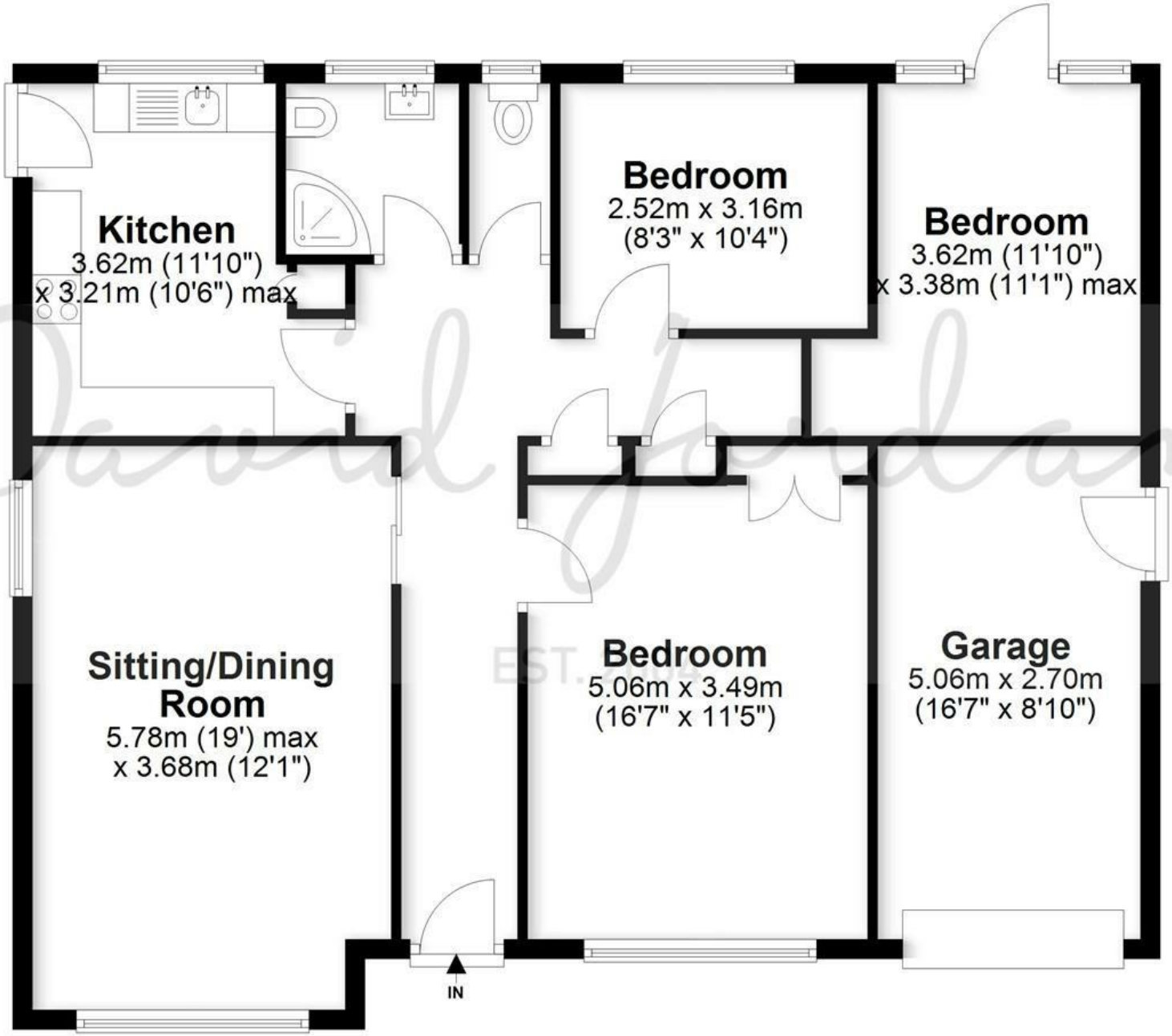
Externally, the property offers a rear garden mostly laid to lawn with a patio area, a timber shed and gated side access. The garage is approached with plenty of parking, an electric roller door, power and lighting.

Seaford town centre and the railway station are approximately three quarters of a mile away.

Offered for sale with vacant possession.

- THREE BEDROOM DETACHED BUNGALOW
- WELL APPOINTED KITCHEN
- NO ONWARD CHAIN
- SITTING/DINING ROOM
- GARAGE FITTED WITH ELECTRIC ROLLER DOOR
- SHOWER ROOM AND SEPARATE WC
- OFF ROAD PARKING
- SPACIOUS REAR GARDEN AND LOW MAINTENANCE FRONTAGE
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- SEAFORD TOWN CENTRE AND RAILWAY STATION APPROXIMATELY THREE QUARTERS OF A MILE AWAY

Approx. 102.1 sq. metres (1099.3 sq. feet)



Total area: approx. 102.1 sq. metres (1099.3 sq. feet)

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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EST. 2004