



22 KINGSMEAD WALK, SEAFORD, BN25 2EX

£495,000

This detached chalet bungalow in Kingsmead Walk offers a perfect blend of comfort and convenience. With three/four well proportioned bedrooms, this property is ideal for families or those seeking a peaceful style of living in a quiet crescent.

The accommodation comprises a well appointed kitchen, bathroom and en-suite WC. Externally, the rear garden provides a tranquil space with both patio and lawn areas, while the front garden features a lawned area and a driveway suitable for two vehicles. Further benefits include a single garage, gas central heating and solar panels.

Conveniently located, local shops are approximately three quarters of a mile away, with Seaford town centre situated just under a mile from the property. Bus stops providing routes to Brighton, Eastbourne, and Seaford town centre are situated within half a mile.

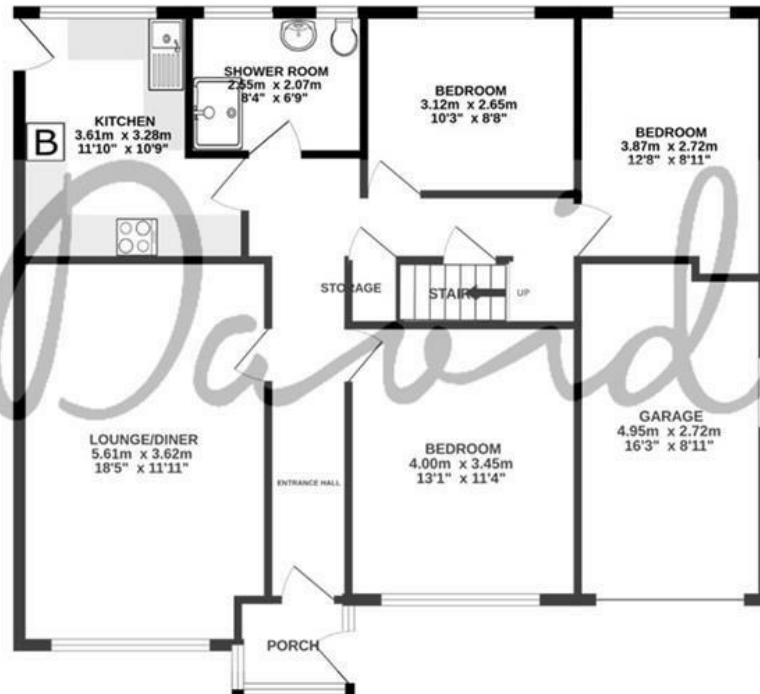
- SPACIOUS CHALET BUNGALOW
- LARGE LOUNGE/ DINER
- KITCHEN WITH INTEGRATED FRIDGE, OVEN AND HOB
- THREE/ FOUR BEDROOMS
- MAIN BEDROOM WITH BUILT IN CUPBOARDS
- FAMILY SHOWER ROOM
- GAS CENTRAL HEATING AND SOLAR PANELS
- GARAGE AND LARGE LOFT SPACE
- PRIVATE REAR GARDEN
- SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN



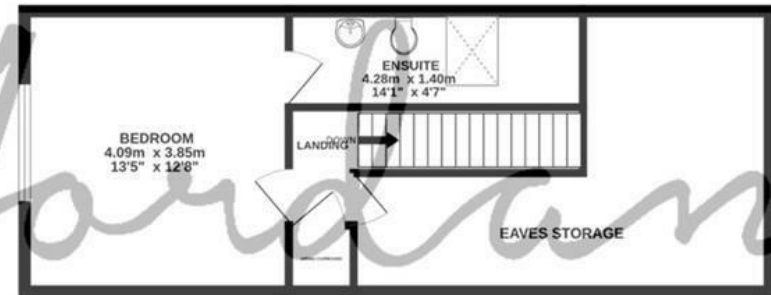




GROUND FLOOR
97.1 sq.m. (1046 sq.ft.) approx.



1ST FLOOR
44.4 sq.m. (478 sq.ft.) approx.



EST. 2004

22 KINGSMEAD WALK SEAFORD

TOTAL FLOOR AREA : 141.5 sq.m. (1523 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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Ground floor

ENTRANCE HALL

Double glazed porch entrance with power, lighting and single glazed interior door. Parquet flooring. Two storage cupboards. Stairs leading to first floor. Radiator.

BEDROOM TWO/SECOND RECEPTION ROOM

Double glazed window to the front. Radiator.

BEDROOM THREE

Double glazed window to the rear. Radiator.

BEDROOM FOUR

Double glazed window to the rear. Radiator.

LOUNGE/DINER

Wall mounted lighting. Electric fire mounted onto the wall. Double glazed window to the front. Glazed interior door and side panel. Two Radiators.

KITCHEN

Variety of wall and base units. Partially tiled. Integrated induction hob, cooker hood, electric oven, fridge. Dual basin corner sink. Space for dishwasher and one other appliance. Gas fired glow worm boiler. Double glazed window to the rear. Obscure double glazed door for access to the rear garden. Spot lighting.

SHOWER ROOM

Walk-in shower with wall mounted shower attachment. Base vanity unit with selection of cabinets, integrated wash-hand basin and WC. Wall mounted vanity mirror. Heated towel rail. Tiled throughout. Base storage cupboard. Spot lighting. Two obscure double glazed windows to the rear.

First floor

LANDING

Storage cupboard with shelving. Doors into bedroom one and loft space. Loft space houses solar panel controls, lighting, wall cabinets, hot-water cylinder, and is mostly boarded.

BEDROOM ONE

Fitted wardrobes and vanity station with mirror. Fitted bed-side cabinets, with shelving above. Ceiling fan with light. Door opening to en-suite WC. Double glazed window to the side. Radiator. Pitched ceilings.

EN-SUITE WC

WC. Wash-hand basin. Two wall mounted vanity mirrors. Wall mounted cupboard. Double glazed Velux window to the rear.

Outside

REAR GARDEN

Gated side access to both sides of the property. Also accessed through kitchen door from the side leads to the patio area that stretches the width of the property.

Steps to the raised lawn area with a separate patio, and flower beds with established shrubs surrounding. Timber framed shed. Outside water tap. Timber fencing surrounding.

FRONT

Driveway leading to single garage, suitable for two vehicles. Front mostly laid to lawn with shrubbery. Patio pathway also leading to front entrance and patio area. Solar panels (leased, please talk to agent for more information).

GARAGE

Single up and over garage door with electric mechanism attachment. Power and lighting. Wall mounted cabinets and shelving. Double glazed window to the side. Houses electric switchboard, electric and gas meter.

Disclaimer

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.

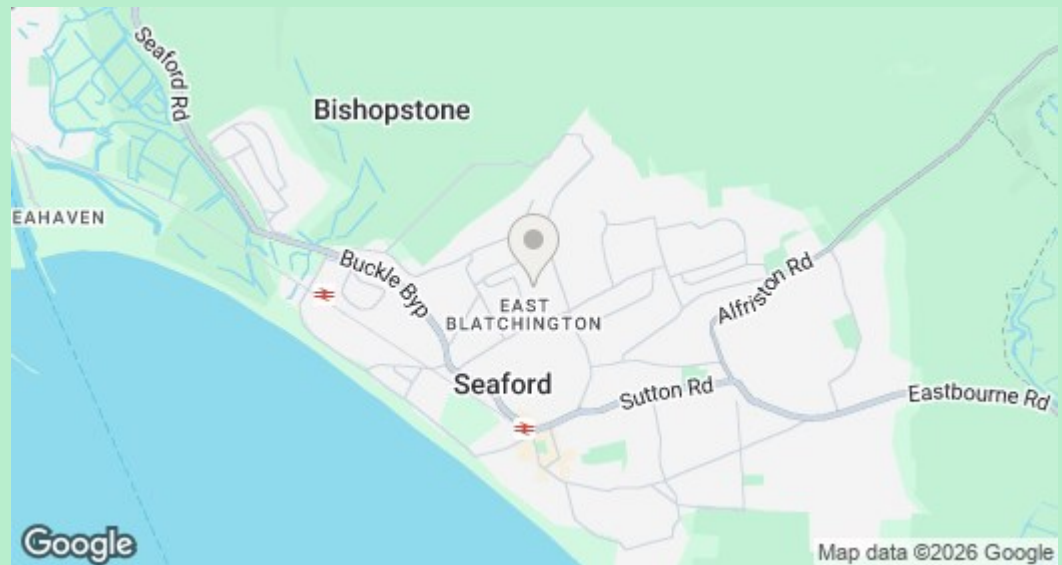




COUNCIL TAX BAND

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.

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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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