

35B HEATHFIELD ROAD, SEAFORD, BN25 1TJ

£525,000

An exclusive opportunity to secure a stylish, brand new two bedroom detached bungalow, beautifully designed, energy efficient and finished to an impressive specification throughout.

Occupying a highly convenient position on Heathfield Road, the property is ideally located within easy reach of local schools and Seaford town centre. Seaford Beach lies just a quarter of a mile away, while regular bus services operate nearby along the A259, offering excellent links to Eastbourne and Brighton.

This superb home will appeal to those seeking contemporary, low maintenance living in a desirable coastal location.

The bungalow offers a modern living arrangement with an open plan fitted kitchen, living and dining space, conveniently opening out to the rear garden.

Both bedrooms are double in size, with the main bedroom having a walk in wardrobe and an en-suite wet room. There is also an independent bathroom together with underfloor heating.

Other features include underfloor heating, electric car charger, 12 solar PV panels with 5KW battery. There is also off street parking with a paved drive, together with a good size rear garden.

- BRAND NEW DETACHED BUNGALOW FINISHED TO HIGH SPECIFICATION
- TWO DOUBLE BEDROOMS
- ENERGY EFFICIENT DESIGN AIR SOURCE HEAT PUMPS
- GOOD SIZE ATTRACTIVE REAR GARDEN
- SEAFORD TOWN CENTRE WITHIN A REASONABLE WALKING DISTANCE
- SEAFORD BEACH WITHIN A QUARTER OF A MILE
- OPEN PLAN KITCHEN, LIVING DINING SPACE
- WALK IN WARDROBE AND EN-SUITE WET ROOM TO MAIN BEDROOM.
- 12 PV SOLAR PANELS
- UNDERFLOOR HEATING





GROUND FLOOR
89.3 sq.m. (962 sq.ft.) approx.



35 HEATHFIELD ROAD SEAFORD

TOTAL FLOOR AREA: 89.3 sq.m. (962 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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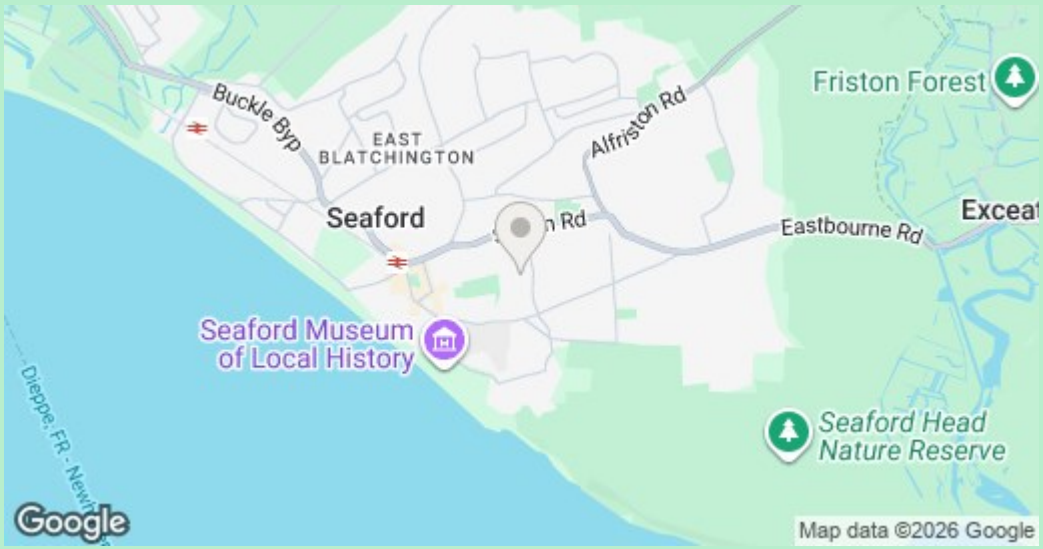
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: New Build

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: A



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