



29 BEACON DRIVE, SEAFORD, BN25 2JX

£495,000

A opportunity to acquire an extended detached bungalow with west facing garden. The property has two large reception rooms including a 23' sitting room with fireplace and an extended 24'7 family room/dining space, opening out to the good size west facing rear garden.

An internal inspection is recommended to fully appreciate this property which features a newly (2021) fitted kitchen and a modern shower room with separate cloakroom, two double bedrooms new wiring, uPVC double glazing and a central heating system installed (2021).

Beacon Drive is a much sought after road in Seaford, with easy access via Firle Road to the South Downs, bus services, Seaford Golf Club and local shop in Princess Drive. Seaford town centre is an easy approximate 15 minute walk, with a variety of shops, cafes/bars and Railway Station (Lewes 15 mins connecting to London Victoria. Just beyond the town centre is Seaford seafront and beach.

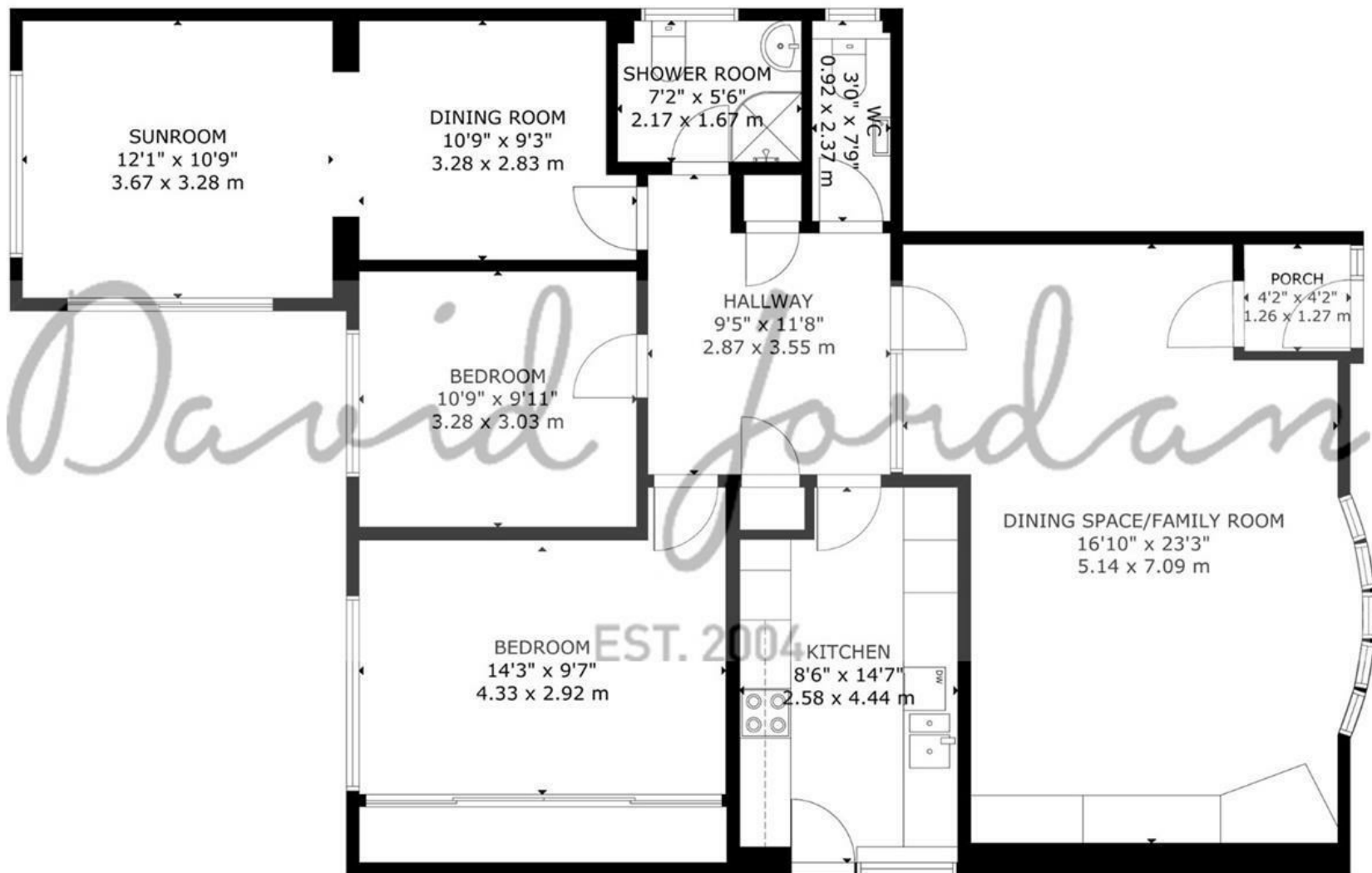
The property is offered for sale with no onward chain.

- NO CHAIN
- EXTENDED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- GENEROUS DINING SPACE & FAMILY ROOM
- REFITTED KITCHEN SHOWER ROOM AND CLOAKROOM 2021
- UPDATED WIRING AND HEATING SYSTEM 2021
- UPVC DOUBLE GLAZED
- WESTERLY ASPECT REAR GARDEN
- GARAGE WITH PARKING
- IDEALLY LOCATED FOR LOCAL BUS SERVICES AND CONVENIENCE STORE









GROSS INTERNAL AREA
TOTAL: 114 m²/1,228 sq.ft
FLOOR 1: 114 m²/1,228 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY





ENTRANCE LOBBY

uPVC entrance door with double glazed side panel. Glazed door to:-

SITTING ROOM

23'3 x 17'. uPVC double glazed bay window looking east to the front garden. Decorative Yorkstone fireplace and hearth with copper hood, shelf and French style glass panels and door opening to:-

INTERIOR HALLWAY

Hatch to insulated roof space with loft ladder, light and housing Worcester Bosch combination gas boiler. Cloaks cupboard with hanging rail. Further deep storage cupboard.

CLOAKROOM

uPVC double glazed window. Low level w.c. Contemporary wash basin with mixer tap, cupboard under.

KITCHEN

14'8 x 8'6. uPVC double glazed window and door to side passageway. Modern fitted kitchen with white 1½ bowl sink unit and mixer tap. Worktops each side with cupboard, drawers and pan drawers under. Fitted Lamona dishwasher. Lamona 4-ring electric hob with extractor fan over. Fitted electric oven and grill. Range of wall cupboards with under unit lighting. Recessed spotlights. Integrated fridge/freezer. Cupboard housing Lamona integrated washing machine.

BEDROOM ONE

15'3 x 10' with additional space into full-width wardrobes with sliding mirrored doors, hanging rails and shelves. uPVC double glazed window looking to west facing rear garden.

BEDROOM TWO

11'5 x 10'. uPVC double glazed window to rear garden. Telephone point.

SHOWER ROOM

uPVC double glazed window. Glazed and tiled shower cubicle with Aqualisa independent shower and shower tray. Mirrored cabinet with light over. Pedestal wash basin. Low level w.c. Heated chrome towel rail. Tiled walls and floor.

FAMILY ROOM & DINING SPACE

24'7 x 11'9 with central arch creating a 2-area room. uPVC double glazed patio doors with westerly aspect to garden. Radiator.

OUTSIDE

INTEGRAL GARAGE

17'6 x 8'2 approached by double brick pavier driveway. Automatic garage door. Power and lighting, fuse box and meter. Worktop and fitted shelves.

FRONT GARDEN

Lawned garden leading to front porch. Two wooden gates either side of the property leading to west passageway and uPVC double glazed door to kitchen, outside light and water tap, and north side to side garage door.

REAR GARDEN

West facing garden with crazy-paved patio leading to shaped lawn with mature shrubs and trees. Timber shed.





COUNCIL TAX BAND

Local Authority: Lewes district council

Council Tax Band: E

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