50 FARM CLOSE, SEAFORD, EAST SUSSEX, BN25 3RZ

£389,950

An attractive and well presented link-detached bungalow, situated in this popular cul-de-sac location to the east of Seaford, approximately a mile and a half from the town centre and mainline railway station. Local shop, Chyngton primary school and Eastbourne to Brighton bus route are all within half a mile.

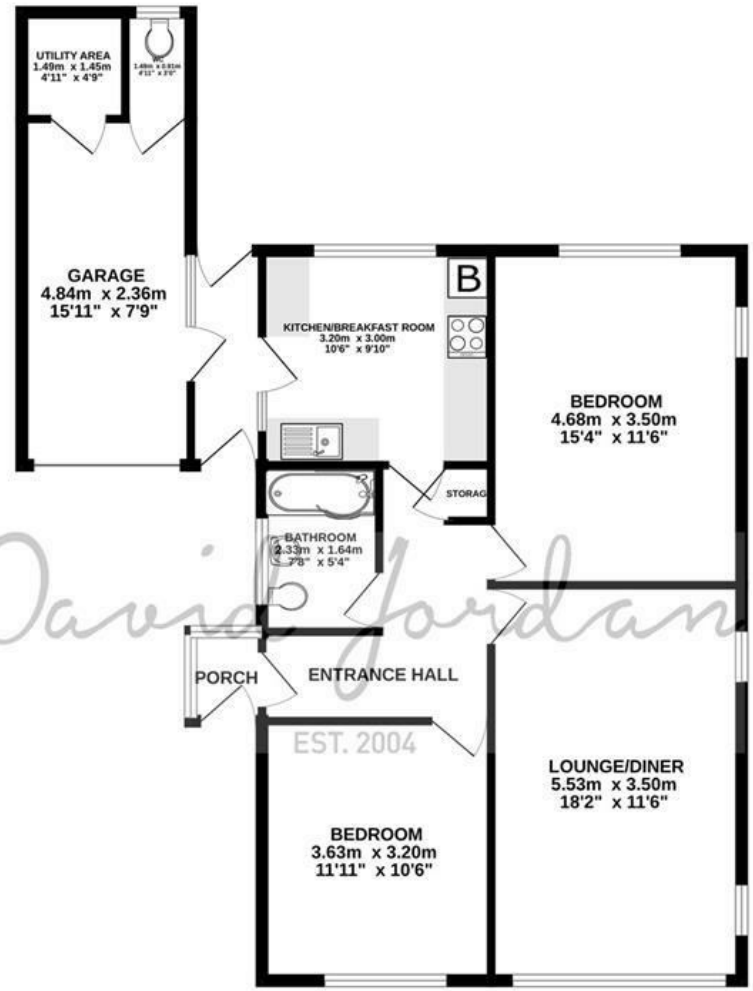
The bungalow has two double bedrooms and a bathroom; the main bedroom has a nice view over the rear garden. Kitchen and dual aspect lounge/diner.

From the kitchen there is access to a covered sideway which has access to both the rear garden, garage, and a laundry area/WC.

The property benefits from a good size and level rear garden, low maintenance front garden, off road parking and is being sold, with no onward chain and immediate vacant possession.

- TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW
- BEING SOLD WITH NO ONWARD CHAIN
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING AND GARAGE WITH LAUNDRY AREA/WC
- GOOD SIZE AND LEVEL REAR GARDEN AND LOW MAINTENANCE FRONT GARDEN
- APPROXIMATELY A MILE AND A HALF FROM THE TOWN CENTRE AND MAINLINE RAILWAY STATION
- LOCAL SHOP, PRIMARY SCHOOL AND EASTBOURNE TO BRIGHTON BUS ROUTE ARE ALL WITHIN HALF A MILE

GROUND FLOOR
87.5 sq.m. (942 sq.ft.) approx.




David Jordan
EST. 2004

50 FARM CLOSE SEAFORD

TOTAL FLOOR AREA : 87.5 sq.m. (942 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 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 representationsof fact or form part of any offer or contract.

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