



12 KINGS RIDE, SEAFORD, BN25 2LN

£525,000

An opportunity to purchase this three bedroom detached bungalow, situated in a quiet cul-de-sac within the popular East Blatchington area of Seaford, approximately three quarters of a mile from the town centre, railway station and seafront. Local buses operate nearby and a range of shops, cafés and other amenities can be found within the town centre.

The property offers well-proportioned accommodation throughout and benefits from a sitting/dining room, conservatory, kitchen, three bedrooms, bathroom and separate cloakroom. Further benefits include gas central heating, garage and brick paved off road parking for two vehicles.

Outside, there is a South Easterly aspect rear garden, mainly laid to lawn with mature shrub and tree planted borders together with gated side access.

The bungalow is being sold with no ongoing chain and an early inspection is recommended.

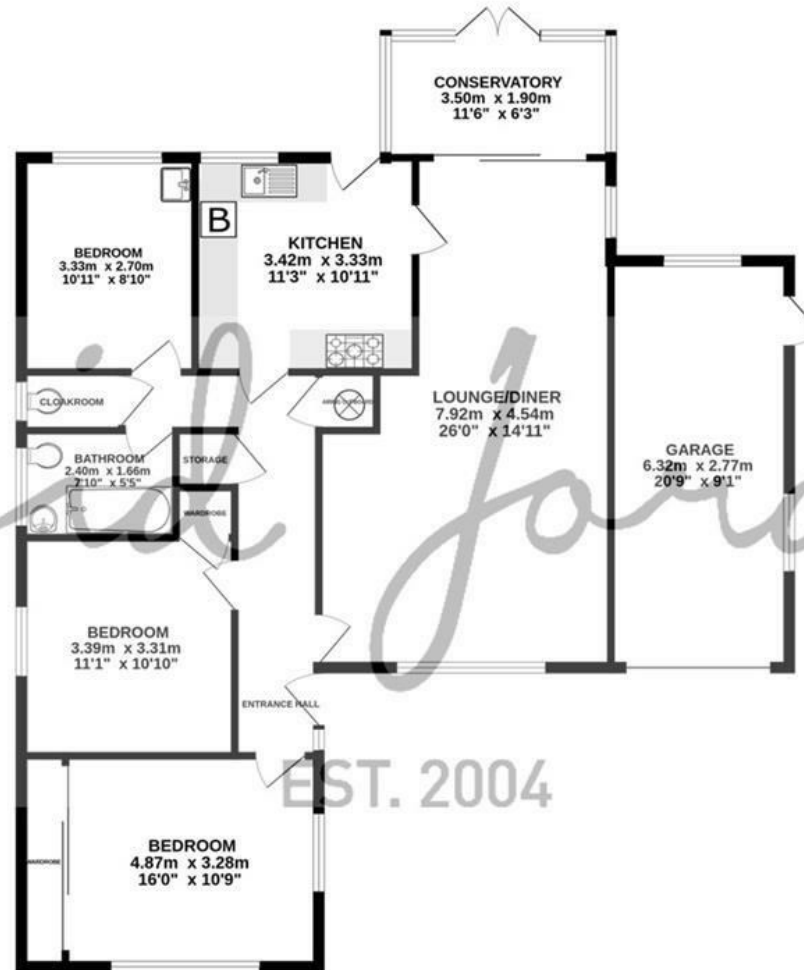
- THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC LOCATION
- POPULAR EAST BLATCHINGTON AREA OF SEAFORD
- APPROXIMATELY THREE QUARTERS OF A MILE FROM THE TOWN CENTRE, RAILWAY STATION AND SEAFRONT
- BEING SOLD WITH NO ONWARD CHAIN
- KITCHEN WITH INTEGRATED DISHWASHER, DOUBLE OVEN AND FIVE RING GAS HOB
- SITTING/DINING ROOM WITH ACCESS TO CONSERVATORY
- BATHROOM AND SEPARATE CLOAKROOM
- SOUTH EASTERLY ASPECT REAR GARDEN, GARAGE AND BRICK PAVED OFF ROAD PARKING FOR TWO VEHICLES







GROUND FLOOR
118.1 sq.m. (1271 sq.ft.) approx.



12 KINGS RIDE SEAFORD

TOTAL FLOOR AREA: 118.1 sq.m. (1271 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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Accommodation

ENTRANCE HALL

Double glazed entrance door and window. Radiator. Hatch to part boarded loft with fitted ladder. Storage cupboard. Linen cupboard housing hot water cylinder. Woodblock flooring.

SITTING / DINING ROOM

Double glazed window to front and side, patio door to conservatory. Two radiators. Woodblock flooring. Feature mirrored fire surround and corner storage unit.

KITCHEN

Range of wall and base units. Worktop with inset sink and drainer and tiled splashback. Hotpoint electric double oven. Siemens five ring gas hob with cooker hood above. Space for upright fridge freezer and washing machine. Integrated Hotpoint dishwasher. Wall mounted Glow-worm gas fired boiler. Double glazed window and door to rear garden.

CONSERVATORY

Double glazed window and door to rear.

BEDROOM ONE

Double glazed window to front and side. Mirror-fronted wardrobe. Radiator.

BEDROOM TWO

Double glazed window to side. Radiator. Storage cupboard.

BEDROOM THREE

Double glazed window overlooking rear garden. Radiator. Sink set into vanity unit with tiled splashback.

BATHROOM

Bath with shower attachment and wall mounted shower above. Close-coupled WC and wash basin set into vanity unit with mirror above. Part tiled walls and tiled floor. Towel rail. Double glazed window.

CLOAKROOM

Double glazed window. Close-coupled WC. Part tiled walls.

Outside

REAR GARDEN

Mainly laid to lawn with paved patio. Mature shrub and tree planted borders. Gated side access.

GARAGE

Accessed via up and over door and having personal door to side. Double glazed and single glazed window. Electric and gas meter. Electric fuses. Light and power points.

FRONT GARDEN

Mainly laid to lawn with brick paved off road parking for two vehicles. Shrub and flower border.

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.



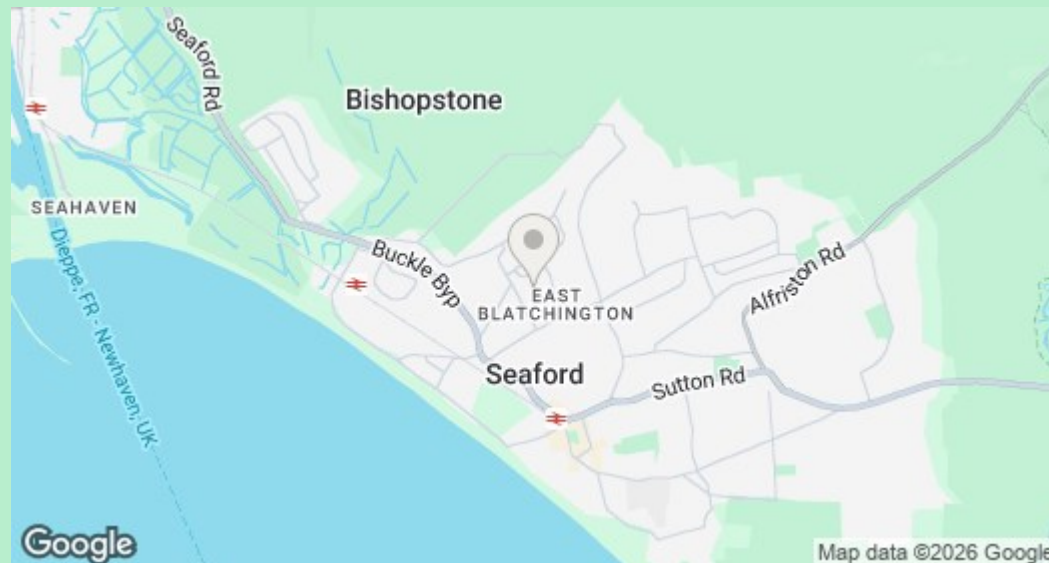
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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