

22 KINGSMEAD WALK, SEAFORD, BN25 2EX

£450,000

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 of 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.

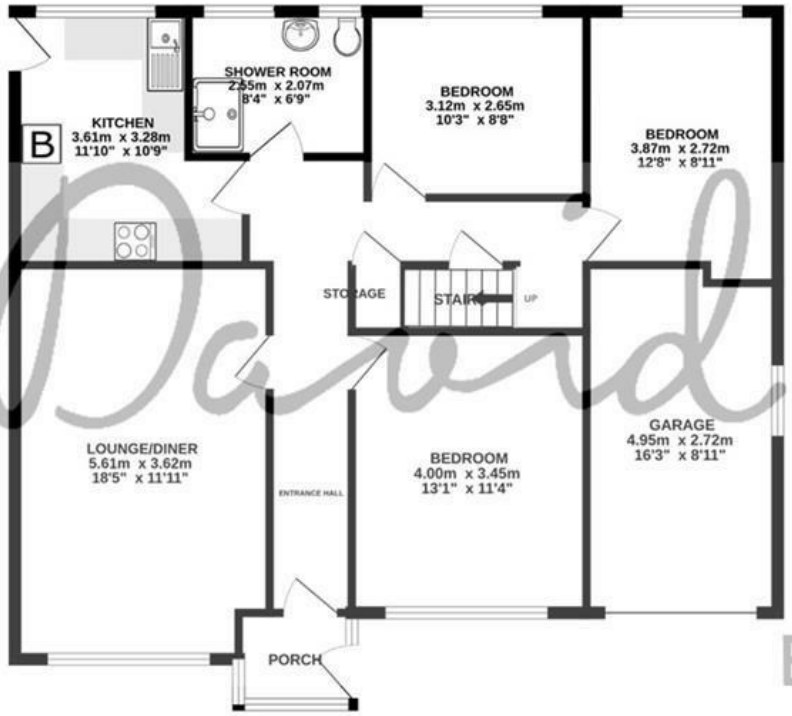
Conveniently located, local shops are approximately three quarters of a mile away, with Seaford town centre situated just under a mile from the property. Bus stops providing routes to Brighton, Eastbourne, and Seaford town centre are situated within half a mile.

- 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

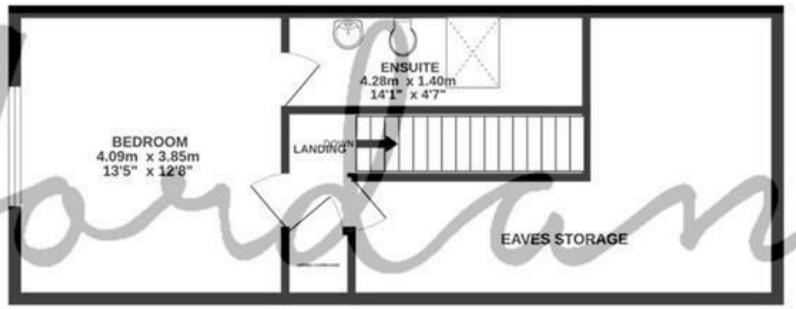




GROUND FLOOR
97.1 sq.m. (1046 sq.ft.) approx.



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



David Jordan
EST. 2004

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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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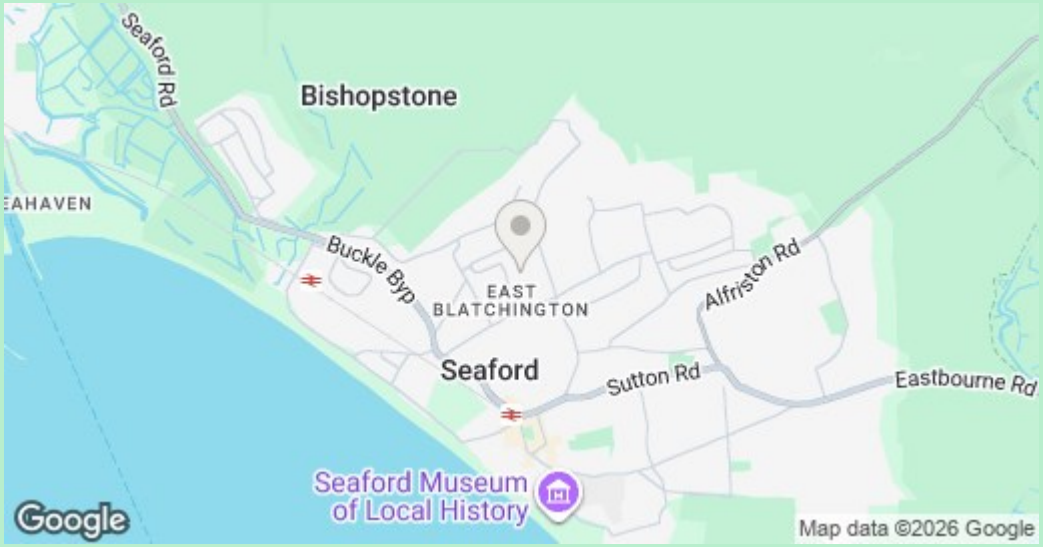
COUNCIL TAX BAND

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.

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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