



3 Sussex Road, Burry Port, SA16 0SE  
£235,000



Davies Craddock Estates are delighted to present for sale this spacious, detached bungalow nestled in the highly sought-after coastal area of Bury Port.

Bury Port is a highly sought-after location, celebrated for its vibrant community and stunning seaside vistas. Residents can enjoy leisurely walks along the picturesque harbour, explore a range of local shops, and take advantage of the numerous recreational activities on offer.

You are welcomed into a spacious hallway leading to a flexible layout that currently includes three good-sized bedrooms and two reception rooms. The kitchen comes complete with a handy pantry and an attached lean-to. Externally, the property boasts a large, private garden featuring both patio and lawn areas. The plot benefits from rear access, a greenhouse, and a large outbuilding for storage or workshop use. A dedicated driveway provides essential off-road parking.

In need of modernising, this property sits on a substantial and lovely plot, offering an exciting opportunity for buyers.

With no onward chain, early viewing is essential to see what this property has to offer.

## Entrance Hallway

### Reception One

9'7" x 16'1" approx. (2.94 x 4.92 approx.)

Window to front, radiator, gas fire and surround.

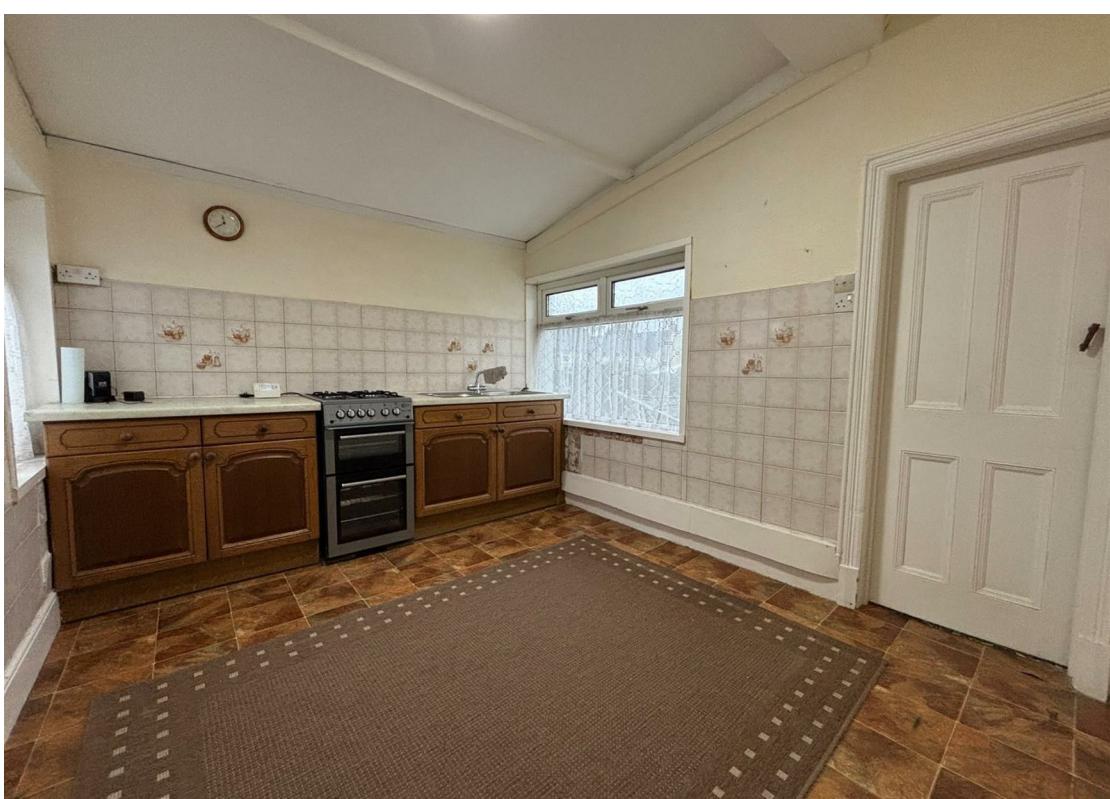


### Reception Two

10'3" x 22'9" approx. (max) (3.14 x 6.94

approx. (max))

Enter via double doors, window to side, two radiators, door into:



### Utility

5'8" x 10'9" approx. (1.73 x 3.28 approx.)

Tiled flooring, pluming for washing machine, window to side, window and door to rear.

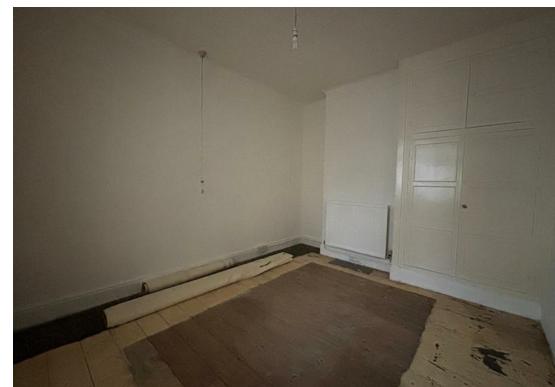




### **Kitchen**

**12'5" x 10'0" approx. (3.80 x 3.05 approx. )**

Fitted with base units with worktop over, sink and drainer, space for freestanding cooker, tiled flooring and walls, radiator, two windows and door to side, door into; pantry with window to rear.



### **Lean-to**

**11'6" x 3'10" (3.51 x 1.18)**

Sliding door to rear.

### **Bedroom One**

**13'1" x 11'6" approx. (4.00 x 3.51 approx. )**

Window to front, radiator, storage cupboard.

### **Bedroom Two**

**10'10" x 10'5" approx. (3.32 x 3.19 approx. )**

Window to front and side, radiator.

### **Bedroom Three**

**8'0" x 11'6" approx. (2.46 x 3.51 approx. )**

Window to rear, radiator.

### **Shower Room**

**7'7" x 8'0" approx. (max) (2.32 x 2.46 approx. (max) )**

Fitted with W/C, hand wash basin vanity, shower cubicle, laminate flooring, tiled/wood walls, window to rear, airing cupboard (housing boiler - IDEAL)



### **External**

Attached outbuilding with storage and W/C. Enclosed rear garden with gated access with driveway. Outbuilding (not inspected) Raised patio area leading down to lawn areas with greenhouse.



- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Spacious Plot
- Driveway To Rear
- Mains Gas, Electric, Water & Drainage
- Council Tax - D (December 2025)
- EPC - D
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	83	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

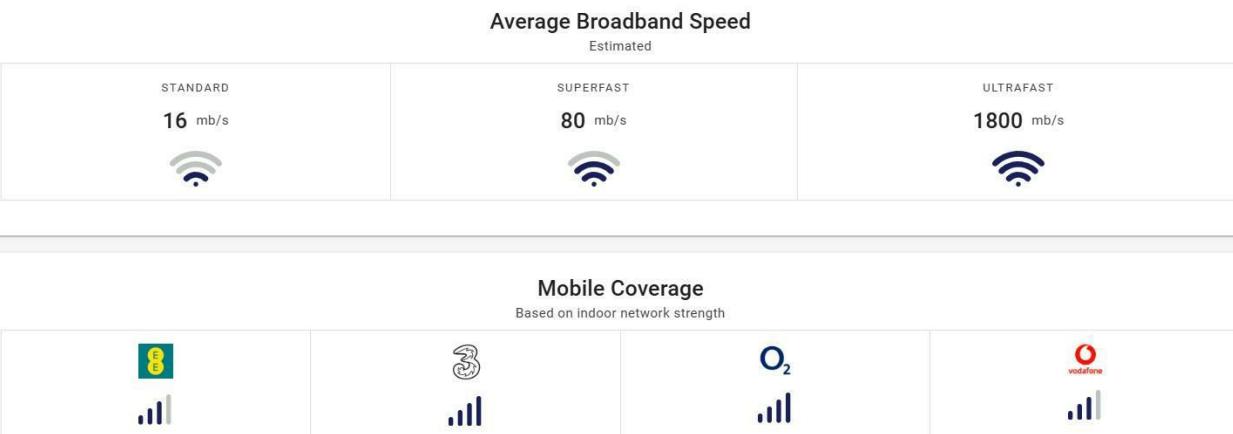
Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.



We'd love to hear what you think!  
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