



**North Way
Seaford**

Offers in the region of £425,000

This very attractive and spacious Freehold detached bungalow is located in one of Seaford's most popular areas. the property is vacant and end of chain.

The bungalow comprises an inviting entrance hall leading to the lounge/dining room, kitchen, two bedrooms, an en-suite, family bathroom, a garage, off-road parking and a level and private well stocked rear garden.

The property is a short walk to Seaford Golf Club, only a few minutes walk to the South Downs National Park and within walking distance to both Cradle Hill and Seaford Primary Schools. The local bus services are only a few minutes walk away and Seaford town centre with all its amenities approximately 1.2 miles away.



North Way Seaford

Porch

Hallway

A lovely spacious and light hallway which gives access to a cloak cupboard and airing cupboard.

Lounge/Dining Room

A good size lounge/dining room with large windows and a sliding door leading to a patio and the private rear garden. The room has a gas fire and beautiful fire surround.

Kitchen/Diner

This is a light and airy room with a large window overlooking the front garden. A door leads to a side entrance.

The room provides a decent number of storage cupboards, drawers and spaces for a cooker, undercounter dishwasher, washing machine and fridge/freezer.

Main Bedroom with En-Suite Shower Room

A spacious double bedroom with a bay window, overlooking the front garden and access to an en-suite shower room.

The shower room is fitted with a walk-in shower, hand wash basin and toilet. Tiled to ceiling height.

Bedroom Two

Another spacious double bedroom with a large window overlooking the private rear garden.

Family Bathroom

The bathroom has a matching suite comprising of a bath, basin, toilet and ceiling height tiling.

Loft

The loft is partly boarded, has a drop down ladder and electric light.

Parking

Garage plus off road parking for 2 cars

Garden

A low maintenance, well stocked front and private rear garden. The rear garden has a lovely patio area perfect for alfresco dining and entertaining.

Floor Plan

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

Council Tax

Tax Band D - Approx. £2189 pa

Sundries

Electricity and Gas - Smart Meters and located outside the back door
Boiler is located in the kitchen and is serviced on an annual basis.

Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites



TOTAL APPROX. FLOOR AREA 103.1 SQ.M. (1109 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
66	83
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-28) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
C	A
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-28) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
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