



8 DANE ROAD , SEAFORD, BN25 1LL
INFO@SEAFORDPROPERTIES.CO.UK
WWW.SEAFORDPROPERTIES.CO.UK
01323 899779



Dukes Close Seaford

Offers in the region of £365,000

This 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, family bathroom. The property also offers a garage, off-road parking and a private well stocked rear garden.

The local bus services are only a few minutes walk away and a short walk to the local convenient store. Seaford town centre with all its amenities and mainline train station is approximately 1.1 miles away.



Dukes Close Seaford

Entrance Hall

The entrance hall leads to a guest WC and the lounge/dining room.

Guest WC

Toilet and wash basin.

Living/Dining Room

A good size L-shaped lounge/dining room. A large bay window overlooks the front garden and makes the room light and airy. Doors lead into the kitchen and rest of the bungalow.

Kitchen

A good number of kitchen units, worktops with undercounter spaces for a washing machine, and cooker with spaces for a fridge/freezer and a cooker. Ceiling height tiling. Kitchen window overlooking the front garden and a back door leads to the side of the bungalow with access to the front and rear gardens.

Bedroom One

The main double bedroom is large, light and airy with double built-in wardrobes. Large window with views over the rear garden and across the valley towards the farmland.

Bedroom Two

This double bedroom is large, light and airy with built-in wardrobes. Large window with views over the rear garden and across the valley towards the farmland.

Shower Room

A good size family bathroom which is light and airy with a large window. Walk in shower, toilet and basin. Ceiling height tiling.

Loft

Partly boarded with a dropdown ladder with electricity.

Garden

Front and rear gardens. Patio area in private rear garden. Storage Room in garden adjacent to the garage on the lower level.

Parking

Garage with electricity plus x 1 off road parking space.

Sundries

Electric Meter box - outside at the back door

Gas Meter box - outside at the back door

Boiler located in Kitchen

Consumer Unit updated and located in kitchen

Mobile Reception and Broadband and WiFi Speed - Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites

Floor Plan

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

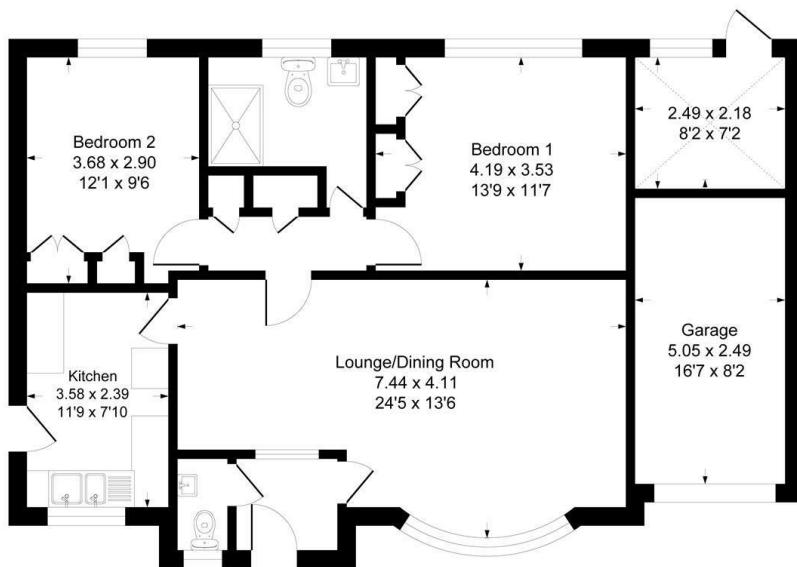
Council Tax

Tax Band D

Approx. £2503 pa



24 Dukes Close, BN25 2TU
Approximate Gross Internal Floor Area = 95.0 sq m / 1023 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC