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Greenwell Close Seaford

Offers in excess of £365,000

Seaford Properties is delighted to bring to market an attractive and spacious Freehold detached bungalow located in a high demand residential location in Seaford. Vacant and chain free.

The property requires very little cosmetic updating, the carpets and flooring almost new and with a very modern bathroom and kitchen ready to move in.

The bungalow comprises an inviting entrance hall leading to the lounge/dining room, kitchen, two bedrooms, family bathroom. It also provides for a garage, off-road parking for 2 vehicles and a level private South facing rear garden.

The Brighton/Eastbourne and the local bus services are only a few minutes walk away and Seaford town centre with all its amenities approximately 1.5 miles away.



Greenwell Close Seaford

Hall Way

Two storage units and access to the loft.

Lounge/Dining Room

A lovely and airy lounge/dining room with sliding doors which lead to the private rear and well stocked garden. Two radiators.

Kitchen

A light and modern kitchen with a window overlooking the private rear garden and a door leading outside towards the garage. Ample storage units and wooden worktops. Integrated freezer, electric oven and gas hob with spaces for an undercounter washing machine, tumble dryer and fridge, all of which is included in the sale of the property. The boiler is located in the kitchen.

Main Bedroom

A good sized double bedroom with a built-in wardrobe and a large window overlooking the front garden. Radiator.

Bedroom Two

Double bedroom with a built-in wardrobe and space for a chest of drawers. Window overlooking the front garden. Radiator.

Bathroom

Modern bathroom with a walk-in shower, toilet, basin with vanity storage units and a ladder style radiator and towel rail. Extractor fan, ceiling height tiling and a large window brings in lots of light.

Parking

Garage plus x 2 off road parking spaces.

Outside

Front garden and a well stocked South West facing private rear garden with a summer house, patio area and a shed.

Sundries

Electricity provider - EDF and electric meter located in Hall Way
 Gas provider - EDF and located outside front door
 Water Provider - South East and meter located on pavement in front of property
 Waste Water - Southern Water
 Combi boiler - installed 2019 and serviced annually
 A twitten leads from within the close with a short walk to the Brighton/Hove and local bus services.

Floor Plan

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

Council Tax

Tax Band C
 Approx. £2097.42 pa

Mobile Reception, Broadband & WiFi Speed

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

Loft

Insulated, electricity but no ladder



12 Greenwell Close, BN25 3SG

Approximate Gross Internal Floor Area = 61.71 sq m / 664 sq ft
 Garage Area = 11.22 sq m / 121 sq ft
 Outbuilding Area = 2.92 sq m / 32 sq ft
 Total Area = 75.85 sq m / 817 sq ft

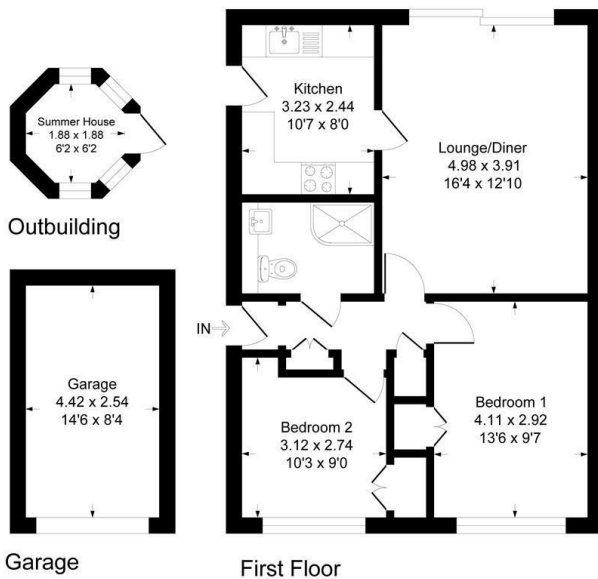


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	82
(81-91) B	
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