



Princess Drive Seaford

Offers in excess of £350,000

Seaford Properties are delighted to offer for sale this freehold detached bungalow.

Located in a desirable area of Seaford, this bungalow has been immaculately maintained and comes chain free with vacant possession ready to move in.

Accommodation includes a spacious L-shaped lounge/dining room, good sized kitchen, two bedrooms, family bathroom, guest WC, private rear garden and garage with off road parking. CCTV installed and operational for the outside of the property – front and back.

A near perfect location with a Co-op convenience store and the local bus services only a short walk away,



Princess Drive Seaford

Entrance Hall

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

The Inner Corridor

The inner corridor leads to the bedrooms and bathroom and provides access to a storage and airing cupboard.

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, fridge and 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.

Main Bedroom

The main double bedroom is large, light and airy. Large window overlooking the rear garden.

Bedroom Two

This double bedroom has a window overlooking the rear garden.

Family Bathroom

A good size family bathroom. Window to rear garden. Bath with electric shower, toilet and basin. Ceiling height tiling.

Loft

Half boarded, drop down ladder and an electric light.

Garden

Front and rear gardens. Patio area in private rear garden.

Parking

Garage plus off road parking.

Sundries

Smart meters outside back door

Cavity wall insulation

Boiler recently serviced

Floor Plan

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

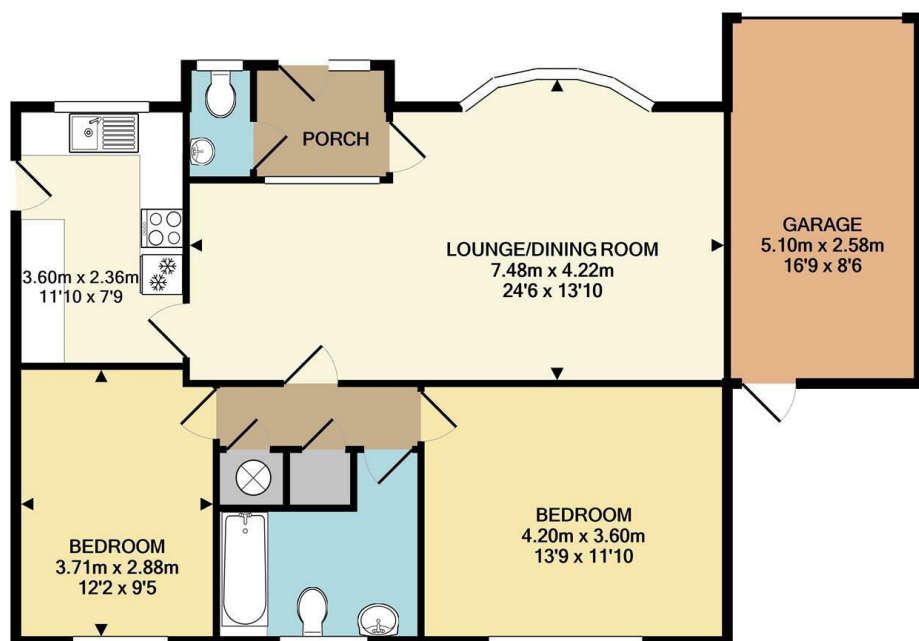
Council Tax

Tax Band D

Approx: £2359.59 pa

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 90.3 SQ.M. (972 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	82
England & Wales	EU Directive 2002/91/EC

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



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