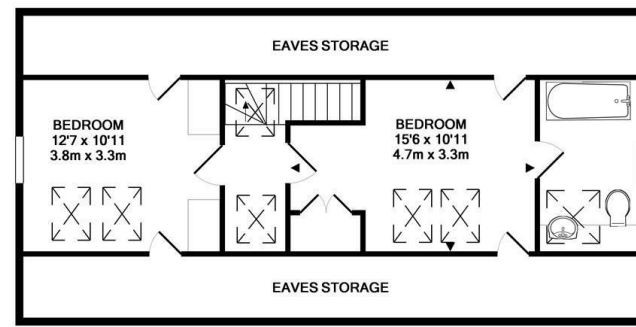
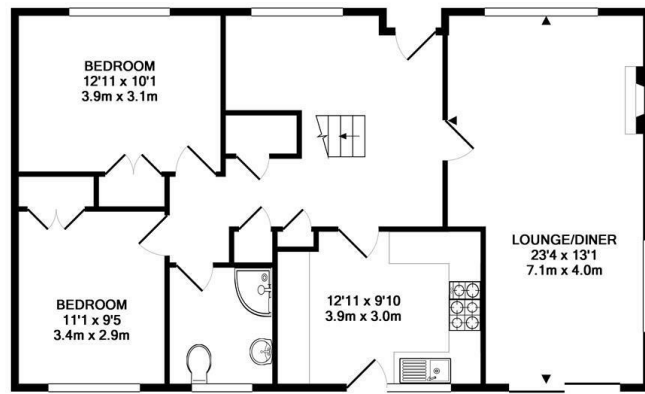


4
BED

4 Bedroom Detached Property
12, Kingsmead Way, Seaford, BN25 2ER



TOTAL APPROX. FLOOR AREA 1656 SQ.FT. (153.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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localknowledge...

The property is situated in the popular Kingsmead area of Seaford, within three quarters of a mile of the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

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inbrief...

An extended and versatile four bedroom detached property situated in a quiet close in the favoured Kingsmead area, close to schools, bus service, tennis club and church and within walking distance of the town centre and seafront. Well presented and greatly improved, features include a triple aspect lounge, refitted kitchen, four double bedrooms, two bathrooms, level secluded garden, replacement double glazing and majority gas fired central heating. HIGHLY RECOMMENDED.

Style:	Detached Chalet Bungalow
Bedrooms:	4 Double Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	153 Sq metres
Outside:	Level Secluded Garden
Parking:	Garage and Parking
Energy rating:	D
Council Tax Band:	D

moredetail...

The property has a double glazed entrance porch with storage and leads to the spacious, open plan hallway. The hallway has a study area with work bench and cupboards, large understairs cupboard, further storage cupboards, hardwood flooring and stairs to the first floor.

The triple aspect lounge also has solid wood flooring and an attractive fireplace with wooden mantel and gas point to side with scope for an open fire. The room has plenty of light with picture window to front, window to side and patio doors onto the rear garden.

The kitchen is fitted with a range of white units comprising single bowl, single drainer sink set into working surface with cupboards and drawers below, space for range style cooker with stainless steel extractor hood and splash back, integrated fridge and freezer, further work surface, plumbing and space for washing machine and dishwasher, concealed combination boiler, matching wall mounted units with pelmet lighting, tiled flooring and window and door to rear.

The property has a flexible layout with two generous ground floor double bedrooms with built in wardrobes and a ground floor shower room. The shower room has been refitted with a white suite comprising glazed shower cubicle with temperature controlled shower, basin with cupboard below, close coupled w/c, heated towel rail, part tiled walls and tiled flooring.

The first floor has a landing area with velux window and two double bedrooms with velux windows and extensive eaves storage. The ensuite bathroom is fitted with a white suite comprising bath, basin with cupboard below, w/c with concealed cistern, window to side and velux window.

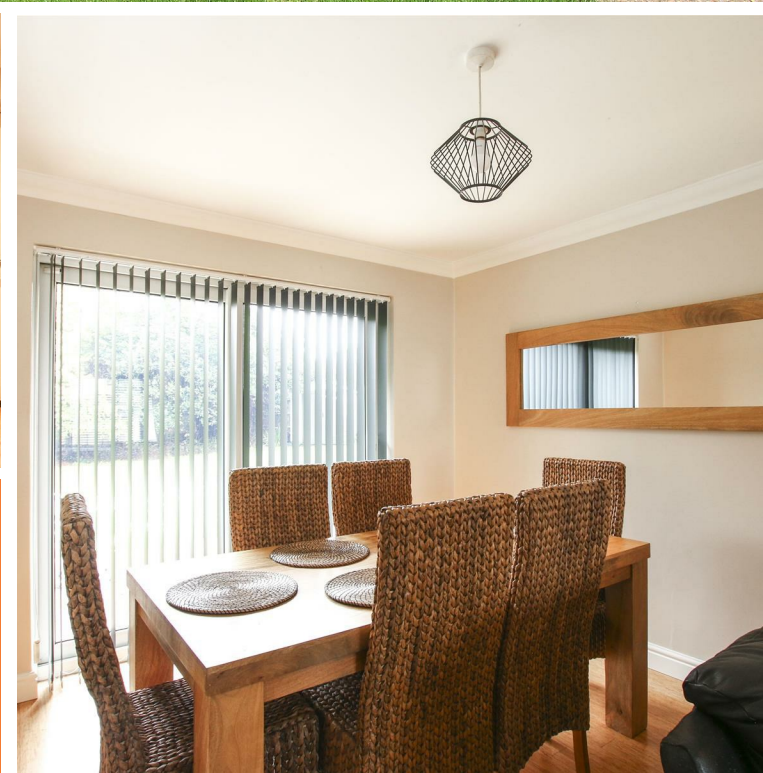
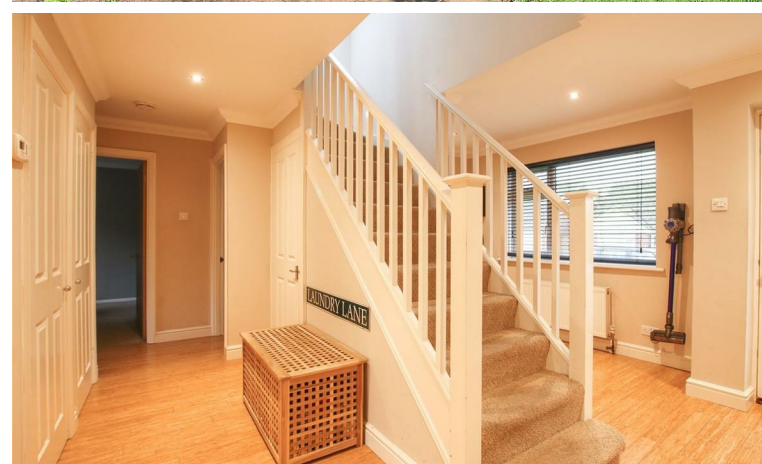
The good size and level rear garden 60' x 60' has a large patio area, lawn, mature bushes and trees, garden store, outside tap and side access. The front garden is open plan and laid to lawn, the driveway provides off road parking and the garage has power, lighting and courtesy door to rear.

What the owner says...

"The close is quiet yet the location is handy for the town centre and station. The garden gets plenty of sun."



For more information on this property or to book an appointment please contact Ian Holder, assistant manager, on 01323 898666



Bear in mind...

The property has a flexible layout with ground floor and first floor bedrooms and bathrooms.