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BED

# Popular East Blatchington Area

36, Kingsmead, Seaford, BN25 2HA



Price £460,000

Freehold

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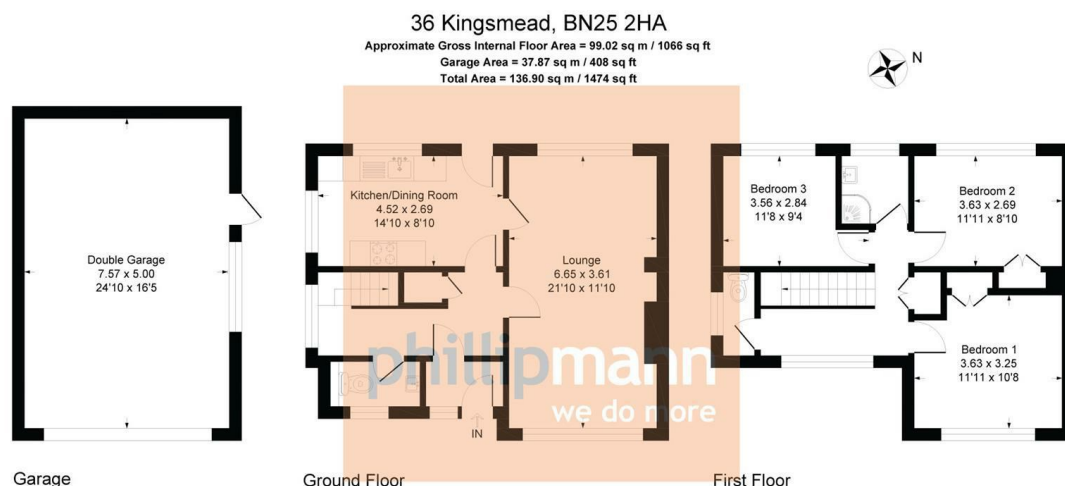


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

This detached property is located in the popular East Blatchington area of Seaford and is within a level walk to local shops and regular buses to Brighton/Eastbourne, whilst the town centre, beach and train station are within a mile. Benefits of the property include gas central heating with modern 'Glow Worm' boiler, double glazed windows, panelled oak internal doors, modern kitchen and a double garage with ample parking.

As you approach the property there is a front lawn and wide driveway to the double garage which has power and side door to the rear garden.

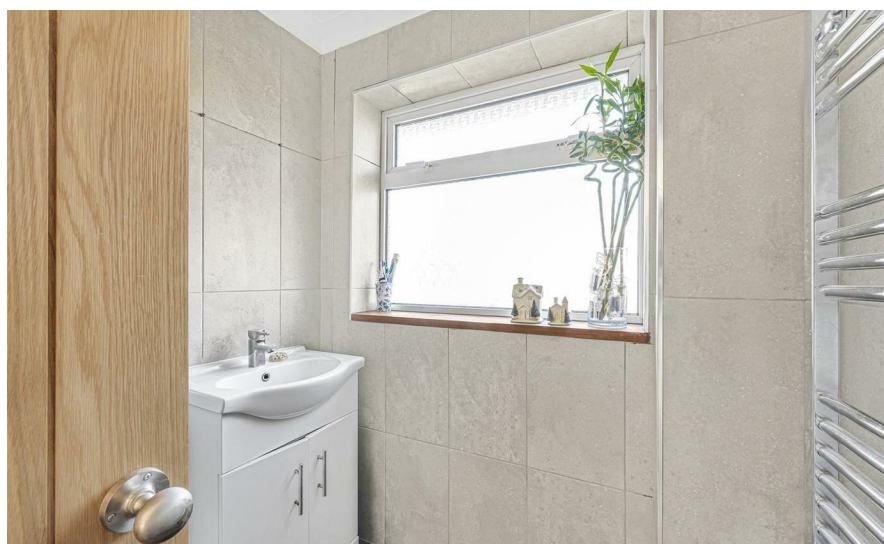
The entrance porch has ample space for coats and boots and inner door to the entrance hall with under stair cupboard and cloakroom/WC.

The good size lounge/dining room has windows to the front and rear aspect and connecting door to the kitchen.

There are a good range of wall/base cupboards, complemented by ample working surface with inset sink, appliance space for cooker, fridge/freezer and washing machine, cupboard housing the central heating boiler, dual aspect windows and door to the rear garden.

On the first floor landing there is a large south aspect picture window, loft access, linen cupboard and separate WC.

There are three double bedrooms all with built in double wardrobes and a shower room comprising a shower cubicle with electric shower, wash basin in vanity unit, chrome heated towel rail and tiled walls/flooring. Outside there is a full width patio area with outside tap and gated side access. The level lawn is fence enclosed with a westerly aspect.



Energy Rating - D

Council Tax Band - D

moreinfo...



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