



29 VICTOR CLOSE, SEAFORD, EAST SUSSEX, BN25 2JQ

£475,000

Extended three bedroom detached bungalow occupying a good sized plot and situated in a popular location on the west side of Seaford, just over a mile from the town centre and railway station. Local bus services operate close-by in Princess Drive.

The accommodation comprises spacious entrance hall, three double bedrooms, generous sitting room, sun room, kitchen/breakfast room and fitted bathroom with shower cubicle.

The property has the benefit of gas fired central heating with wall mounted Worcester Bosch boiler, majority double glazing, low maintenance frontage, off road parking and garage. The secluded rear garden enjoys a north-westerly aspect.

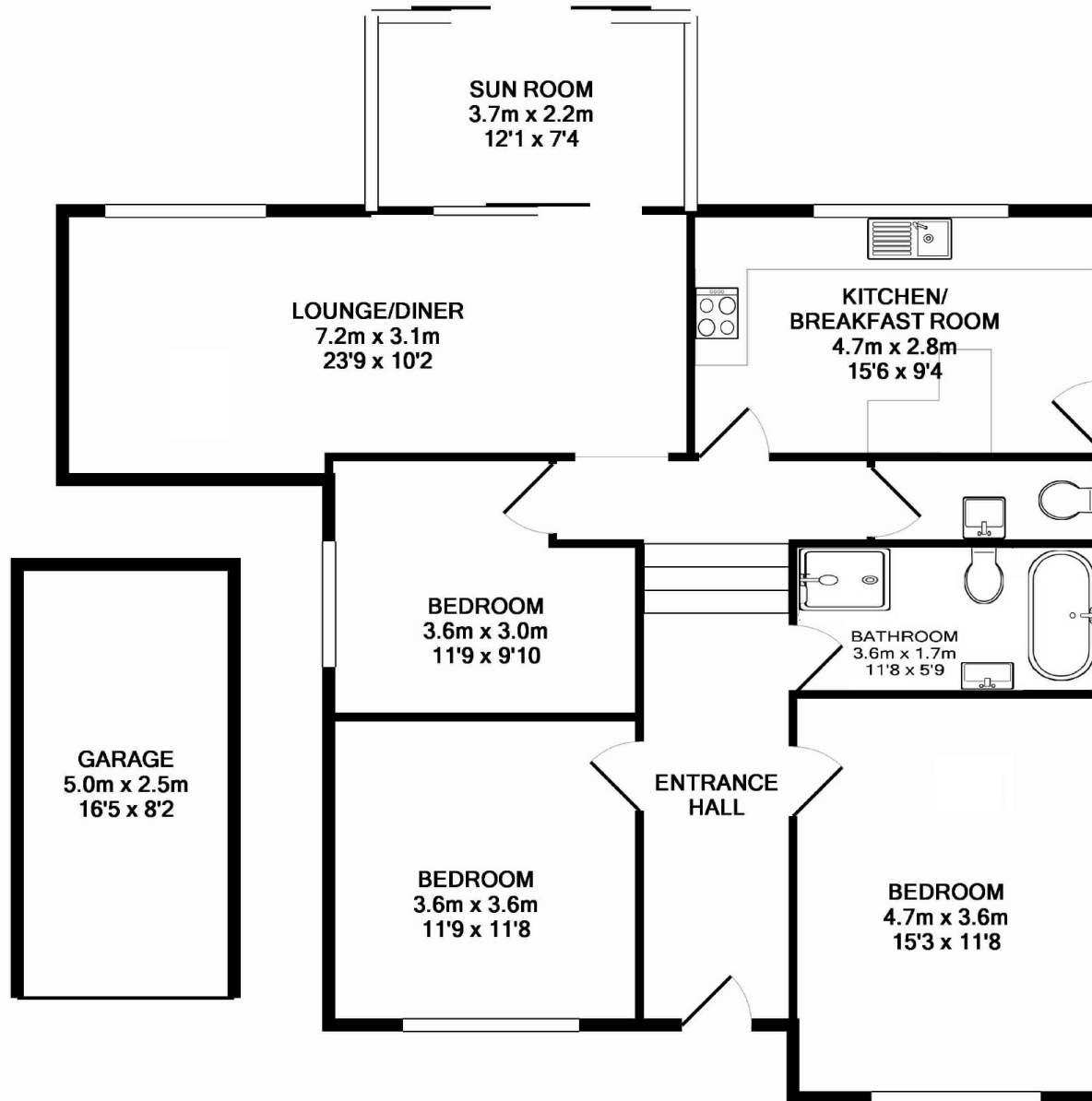
Seaford is an attractive coastal town with a wide range of shopping and recreational facilities including several restaurants, two golf courses, leisure centre, unspoilt seafront and yacht club.

- DETACHED BUNGALOW
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM WITH FREE STANDING BATH AND WALK IN SHOWER
- CLOAKROOM
- SINGLE GLAZED SUN ROOM
- GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- GAS CENTRAL HEATING
- MAJORITY DOUBLE GLAZING









29 VICTOR CLOSE SEAFORD
 TOTAL APPROX. FLOOR AREA 116.8 SQ.M. (1257 SQ.FT.)

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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Ground Floor

Double glazed entrance door to:-
ENTRANCE HALL

Double glazed window. Consumer unit. Radiator. Laminate flooring. Hatch to loft and access to storage above bedroom three. Stairs to lower ground floor.

BEDROOM ONE

Double glazed window. Radiator. Laminate flooring.

BEDROOM TWO

Double glazed window. Radiator. Laminate flooring.

BATHROOM

White suite comprising free standing bath with mixer tap and shower attachment. Close coupled wc. Wall mounted wash basin. Walk in shower enclosure with rain effect and shower attachment. Heated ladder style towel rail. Part tiled walls. Double glazed window to side. Extractor fan. Spot lighting.

Lower Ground Floor

LANDING

Reduced high storage cupboard.

CLOAKROOM

Close coupled wc and wall mounted wash hand basin. Part-tiled wooden clad walls. Double glazed window. Heated towel rail. Low level storage cupboard.

KITCHEN/BREAKFAST ROOM

Double glazed side door and window overlooking rear garden. Range of wall cupboards and base units. Work surface with one-and-a-half bowl sink unit, drainer and tiled splash-backs. Four ring electric hob with cooker hood over. Eye-level electric oven and separate grill. Integrated dishwasher. Spaces for washing machine, upright fridge-freezer and further appliance. Wall-mounted Worcester gas fired combination boiler. Breakfast bar. Radiator.

BEDROOM THREE

Double glazed window. Radiator.

SITTING/DINING ROOM

Double glazed window overlooking garden. Two radiators. Sliding patio door to:-

SINGLE GLAZED SUN ROOM

Views over the garden and far reaching views over neighbouring rooftops. Tiled flooring. Sliding patio door to rear

Outside

FRONT GARDEN

Mainly laid to lawn with paved entrance and off road parking.

GARAGE

Accessed via up-and-over door. Having light and power.

NORTH WESTERLY REAR GARDEN

Paved patio area with water tap. Gated side access. Steps down to lawn with mature shrub and flower borders.



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating .

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004