



6 KINGSMEAD CLOSE, SEAFORD, EAST SUSSEX, BN25 2EY

£450,000

An attractive detached bungalow, situated at the head of a close in a quiet and popular Blatchington area of Seaford.

Local and main bus service operating along the A259 between Eastbourne and Brighton are within easy reach. Seaford town centre and railway station are approximately half a mile distant.

The accommodation comprises of an L-shaped entrance hall, sitting/dining room, kitchen, three bedrooms, bathroom and separate W.C.

The rear garden has the advantage of being enclosed with areas laid to lawn, timber decking and shingle beds.

The open plan front garden has a paved driveway offering off street parking and access to detached garage, approached via an up and over door. Gated access to both sides of the property leads to the rear garden.

The property further benefits from uPVC double glazing, gas central heating and potential to extend into roof space (subject to planning permission).

Offered for sale with vacant possession and no onward chain.

- POPULAR LOCATION IN QUIET RESIDENTIAL AREA
- DETACHED BUNGALOW UPGRADED IN 2018
- POTENTIAL TO EXTEND INTO ROOF (SUBJECT TO PLANNING PERMISSION)
- SPACIOUS SITTING/DINING ROOM
- THREE BEDROOMS
- GAS FIRED BOILER
- UPVC DOUBLE GLAZED EXTERNAL DOORS AND WINDOWS
- ATTRACTIVE REAR GARDEN
- GARAGE
- VACANT POSSESSION





Accommodation

Double glazed entrance door to:
ENTRANCE HALL

Laminate flooring. Hatch to loft. Two radiators. Thermostat. Airing cupboard with heated towel rail and shelving. Slim cupboard housing electric fuse boards, gas and electric meters.

SITTING/DINING ROOM

Double glazed windows to side and patio door and windows to rear. Two radiators. Disconnected fireplace with decorative surround. Laminate flooring.

KITCHEN

Range of wall and base units. Work surface with one and a half bowl sink and drainer. Four ring electric hob with eye level electric oven and grill. Space for upright fridge freezer. Wall mounted Worcester gas boiler. Tiled splash back and floor. Double glazed window and door to:

CONSERVATORY

Double glazed windows and door to rear. Plumbing for washing machine. Tap. Tiled floor.

BEDROOM ONE

Double glazed window to rear. Radiator. Fitted wardrobe.

BEDROOM TWO

Double glazed window to rear. Radiator. Fitted wardrobe.

BEDROOM THREE

Double glazed window to side. Radiator.

BATHROOM

Panelled bath with Triton electric shower above. Wash basin set into vanity unit. Radiator. Part tiled walls and floor. Extractor fan. Double glazed window to rear.

SEPARATE WC

Close coupled wc. Wall mounted wash hand basin. Radiator. Tiled floor. Extractor fan. Double glazed window to rear.

Outside

REAR GARDEN

Mainly laid to lawn with mature shrub and tree planting. Timber decking and shingle bed. Pound. Gated access via both sides to front.

GARAGE

Accessed via up and over door. Personal door to rear garden. Light and power.

FRONT GARDEN

Laid to lawn with tree. Concrete off road parking proving access to garage and path to front door.





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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