



18 BUCKLAND ROAD, SEAFORD, EAST SUSSEX, BN25 3DU

£525,000

A well-presented and attractive semi-detached bungalow, situated in a quiet and popular close within the 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 a living room, dining room, kitchen, utility room, three bedrooms, family bathroom and cloakroom.

A private rear garden has the advantage of being fence enclosed, with large lawn area, pergola, patio dining area, and home office/gym.

An open plan front garden has a brick paved driveway offering off street parking for several vehicles and gated access to the courtyard.

Further benefits include uPVC double glazing, gas central heating and potential to extend into roof space (subject to planning permission).

- THREE BEDROOMS
- SEMI-DETACHED BUNGALOW
- VERY WELL-PRESENTED
- LARGE CORNER PLOT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LIVING ROOM WITH WOOD BURNER
- HOME OFFICE / GYM
- FAMILY BATHROOM WITH SHOWER
- UTILITY ROOM
- CLOAKROOM





Accommodation

ENTRANCE HALL

Radiator.

LIVING ROOM

Wood burning stove. Triple bi-folding doors. Radiator. Real wood engineered floors. Built in storage units.

DINING ROOM

Double doors out to rear garden. Radiator.

KITCHEN

Range of modern base and wall units. Integrated fridge and freezer. NEFF Induction hob. NEFF slide and hide ovens. Large Neptune sink and drainer with hansgrohe tap. Central island. Space for dishwasher. Triple bi-folding doors out to rear garden. Skylight. Underfloor heating.

UTILITY ROOM

Space for washing machine, tumble dryer and freezer. One and a half sink and drainer. Storage cupboard. Window to rear. Underfloor heating. Door into:

CLOAKROOM

Concealed W.C. Stone wash basin with storage beneath and above. Shaving point. Obscured window. Extractor fan. Underfloor heating.

Outside

FRONT

Driveway affording off road parking for several vehicles. Plant bed. Exterior lighting.

OUTSIDE

Mainly laid to lawn. Large patio. Pergola dining area.

HOME OFFICE / GYM

Fully insulated. Power and light. Several windows. Hardwired internet. Double doors. Data cable for TV and internet. Dimplex Radiator. Storage shed. Exterior lighting.

COURTYARD

Laid to shingle. Water tap.

BEDROOM ONE

Window to front. Fitted shutters. Radiator.

BEDROOM TWO

Window to front. Fitted shutters. Radiator.

BEDROOM THREE

Window to side. Radiator.

FAMILY BATHROOM

Enclosed shower. Bath with shower attachment. W.C. Wash basin with storage beneath. Heated towel rail. Tiled floor. Obscured window. Vanity unit.

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council
Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

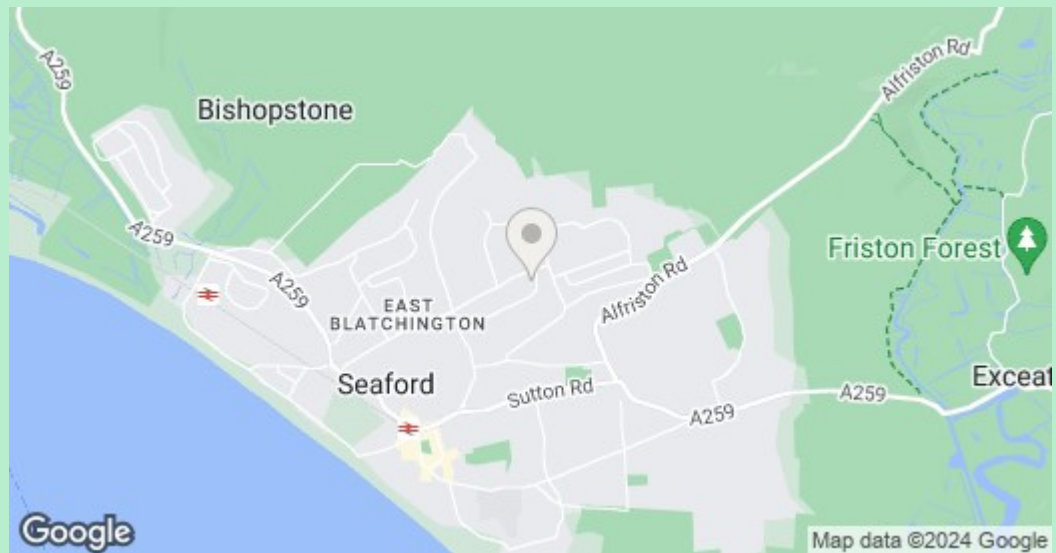
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Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the 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.

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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