



21 SOUTH WAY, SEAFORD, BN25 4JG

£575,000

An opportunity to acquire this well presented detached bungalow, situated in the favoured South-East corner of Seaford. Close to South Downs National Park with downland walks and about a mile and half from Seaford town centre and railway station, with links to Eastbourne and Brighton.

The accommodation consists of two bedrooms, living room, conservatory, shower room and kitchen. The principal bedroom benefits from an en-suite shower room and walk in storage area.

The property is approached via a brick-paved driveway affording off road parking for several vehicles, with gated side access to the rear garden. The remainder of the frontage is laid to lawn with a range of planted borders.

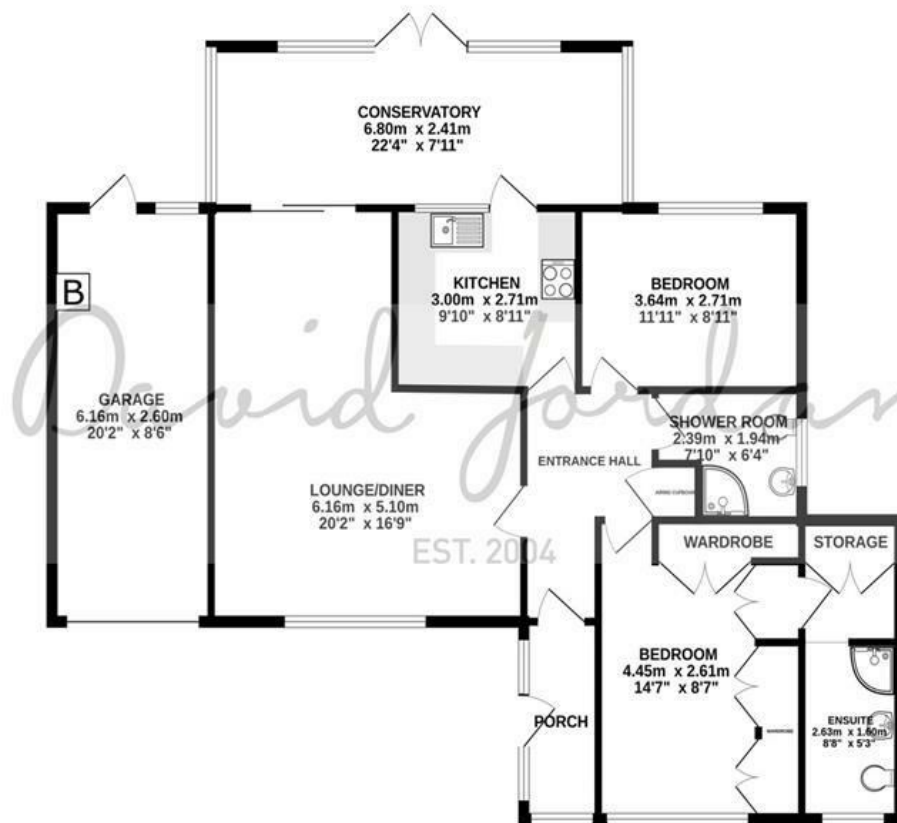
The beautifully presented rear garden is accessed via the conservatory, onto a raised decking area, and is well equipped with a storage shed, greenhouse, pond and patio seating area. The garden is stocked with well established trees and shrub borders. The remainder of the garden is laid to lawn.

An early inspection is advised to appreciate the property which is being offered for sale with vacant possession and no onward chain.

- TWO BEDROOM DETACHED BUNGALOW
- SITUATED IN THE FAVOURED SOUTH EAST CORNER
- OFF ROAD PARKING FOR TWO VEHICLES
- BEAUTIFULLY ESTABLISHED REAR GARDEN
- LOUNGE/DINER
- KITCHEN
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- CONSERVATORY
- SINGLE GARAGE
- OFFERED FOR SALE WITH VACANT POSSESSION AND NO ONWARD CHAIN.



GROUND FLOOR
112.1 sq.m. (1207 sq.ft.) approx.



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TOTAL FLOOR AREA : 112.1 sq.m. (1207 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

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.

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004