



7 MORNINGSIDE CLOSE, SEAFORD, EAST SUSSEX, BN25 3DN

£425,000

A well presented three bedroom detached bungalow situated in a quite close in the East Blatchington, located less than a mile from Seaford town centre and train station. Seaford Primary School and Cradle Hill Primary School within easy reach.

The property consists of three bedrooms, with two bedrooms having the benefit of built in storage. A family bathroom and separate WC. Kitchen with a range of wall and base units and space for under counter white goods. A spacious double aspect lounge and south facing dining room with access to patio area to the front of the property.

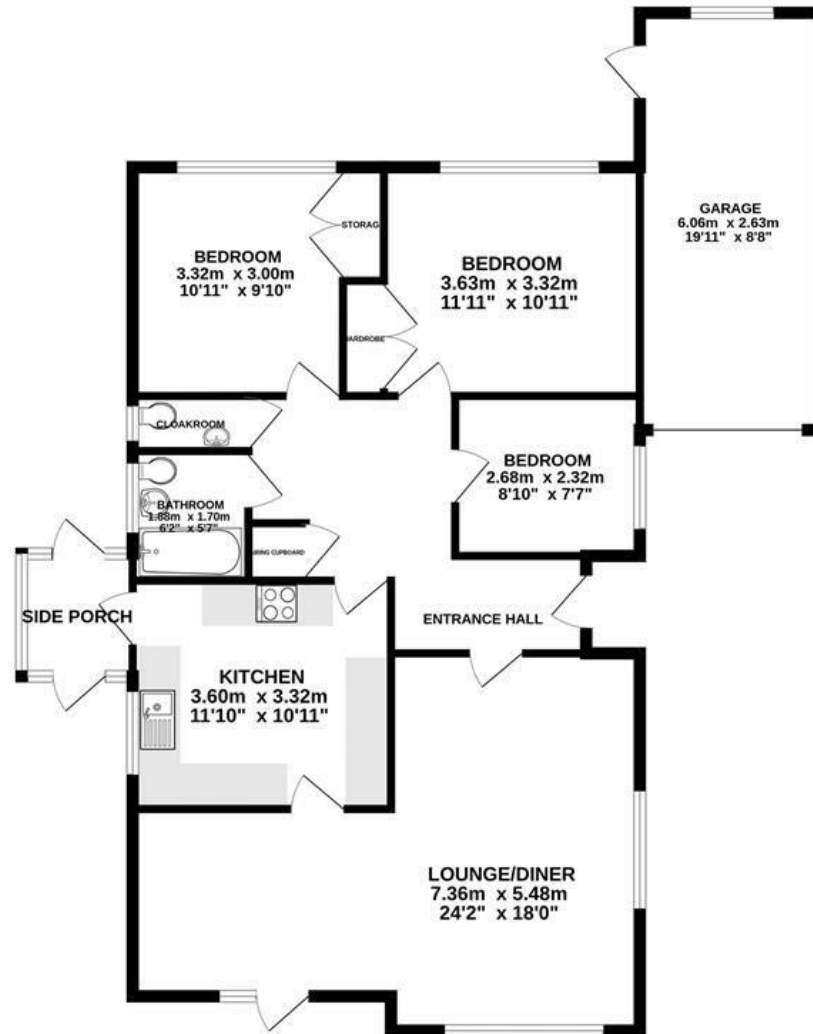
Outside the front garden is partly laid to lawn with a block paved driveway offering off road parking for several vehicles and a single garage with power, lighting and tap. The rear garden is accessed via the side patio and fence enclosed with part patio and part laid to lawn.

A internal inspection of the property is advised to appreciate the accommodation on offer.

- THREE BEDROOM DETACHED BUNGALOW
- LOCATED IN A QUIET CLOSE
- KITCHEN
- SPACIOUS LOUNGE/DINER
- FAMILY BATHROOM
- SEPARATE WC
- SINGLE GARAGE WITH POWER, LIGHTING AND TAP
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- VACANT



GROUND FLOOR
108.1 sq.m. (1164 sq.ft.) approx.



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TOTAL FLOOR AREA : 108.1 sq.m. (1164 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: D

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.

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EST. 2004