



45 VALLEY DRIVE, SEAFORD, EAST SUSSEX, BN25 3BN

£400,000



Constructed in the late 1960's, this spacious and well presented three bedroom detached bungalow is situated in a popular residential area within easy reach of Cradle Hill Primary School, a local bus service and a parade of shops in Lexden Road. Countryside walks can also be found within 1/2 a mile.

Seaford town centre and railway station with links to Lewes, Brighton and London Victoria, are approximately one and a quarter miles distant.

The property benefits from good sized, well laid out rooms. With accommodation comprising an entrance hall, southerly aspect sitting/dining room, refitted kitchen, three bedrooms and refitted family bathroom.

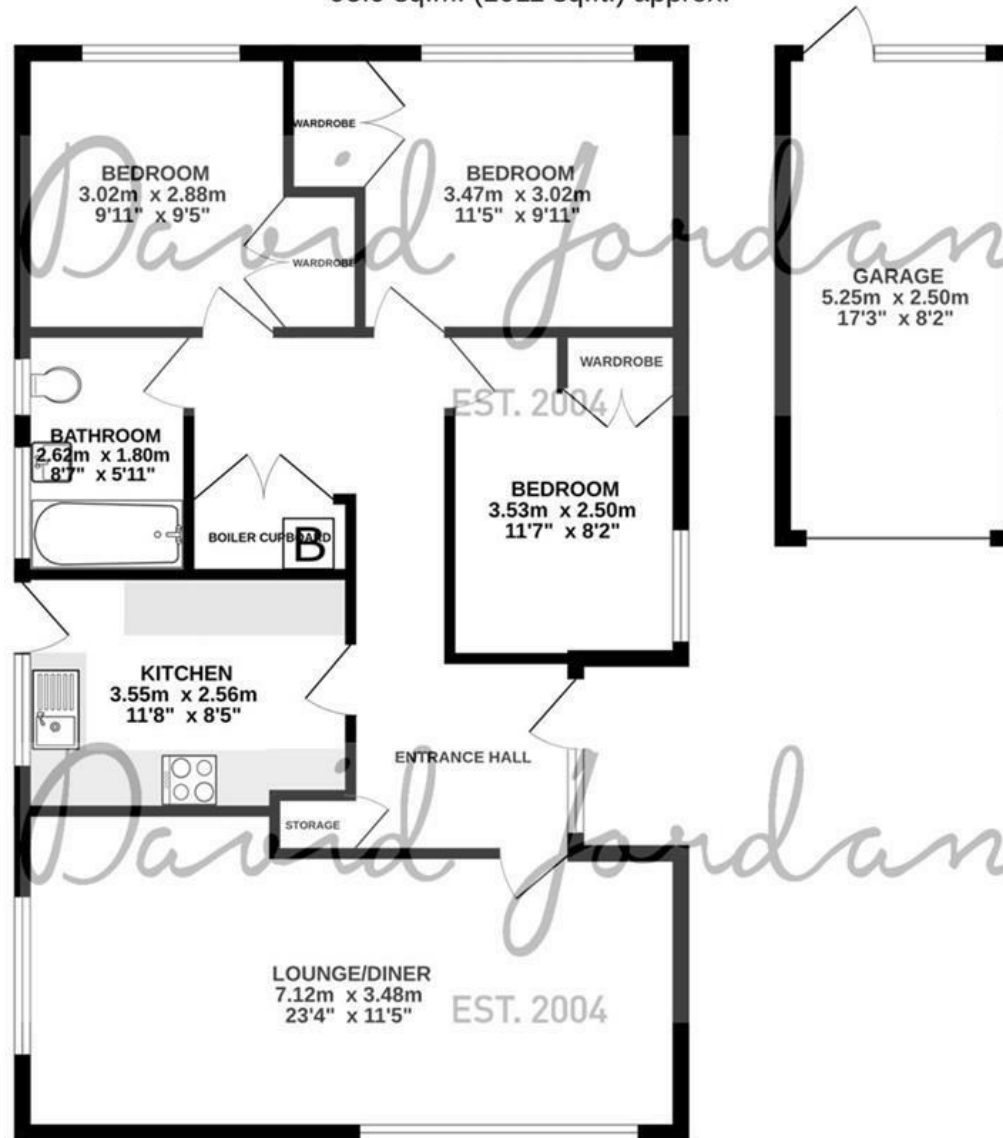
The rear garden is fence enclosed and mainly laid to lawn with flower beds and mature plants.

Further benefits include, gas central heating, double glazing, off road parking for several vehicles and a detached garage.

- THREE BEDROOMS
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- OFF-ROAD PARKING FOR SEVERAL VEHICLES AND DETACHED GARAGE
- SOUTHERLY ASPECT SITTING/DINING ROOM
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- WITHIN HALF A MILE OF CRADLE HILL PRIMARY SCHOOL
- APPROXIMATELY ONE MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION



GROUND FLOOR  
93.9 sq.m. (1011 sq.ft.) approx.



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TOTAL FLOOR AREA : 93.9 sq.m. (1011 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: C



## 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