



5 PEVENSEY CLOSE, SEAFORD, BN25 3SF

£350,000

This two-bedroom detached bungalow, requiring modernisation, is situated in a popular cul-de-sac within half a mile of delightful countryside walks, Chyngton Primary School, and a local convenience shop with a post office.

Seaford town centre offers a variety of shops, Downs leisure centre, several parks, a promenade, and a pebbled beach, as well as useful transport links, including regular bus services to Eastbourne and Brighton and a railway station with links to Brighton, Lewes, and London Victoria.

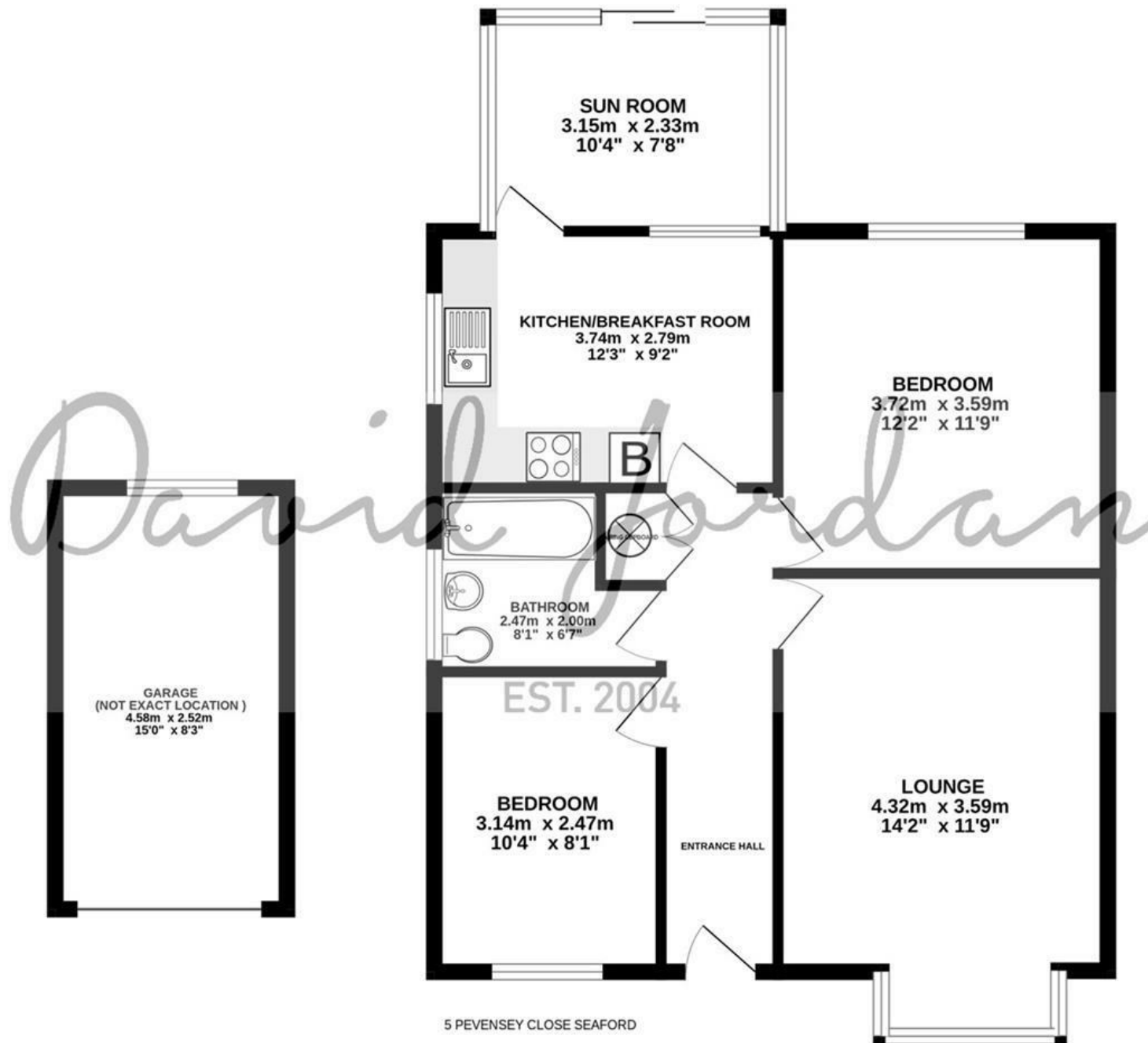
The accommodation comprises an entrance hall, sitting room, kitchen/breakfast room, sunroom, bathroom, and two bedrooms.

The southerly aspect rear garden is mainly laid to lawn, with a paved patio and shrub planting. To the front, the block-paved driveway provides off-road parking and leads to the detached garage.

The property is being sold with no onward chain and vacant possession. Further benefits include majority double glazing and gas-fired central heating.

- TWO BEDROOM DETACHED BUNGALOW
- OFF ROAD PARKING AND A DETACHED GARAGE
- SOUTHERLY ASPECT REAR GARDEN
- VACANT POSSESSION AND NO ONWARD CHAIN
- SITTING ROOM AND SUN ROOM
- KITCHEN / BREAKFAST ROOM
- BATHROOM
- WITHIN HALF A MILE OF LOCAL SHOP, PARK AND BUS ROUTES
- LOCATED APPROXIMATELY A MILE AND A HALF FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- IN NEED OF MODERNISATION





5 PEVENSEY CLOSE SEAFORD

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: C

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