



51 WILLOW DRIVE, SEAFORD, EAST SUSSEX, BN25 4BZ

£575,000

This well appointed, four double bedroom detached bungalow is located in a popular location just south of the main A259, about a mile and half from Seaford town centre and railway station. Brighton and Hove bus service operating along the A259 are located approximately 350 yards away. The Seven Sisters Country Park and Coastguard Cottages are approximately 1.2miles distant.

In addition to four double bedrooms the property consist of kitchen / breakfast room with Oak work surface, family bathroom with shower enclosure, en-suite shower room and conservatory.

The property also benefits from a low maintenance, Westerly rear garden being part laid to Indian sandstone patio, artificial lawn and cover bar with Quartz worksurface. There is also a Kitchenette with double glazed bi-fold doors, Quartz worksurface, integrated fridge freezer and oven. Off the Kitchenette is a cloakroom.

Further benefits include gas fired central heating and double glazing.

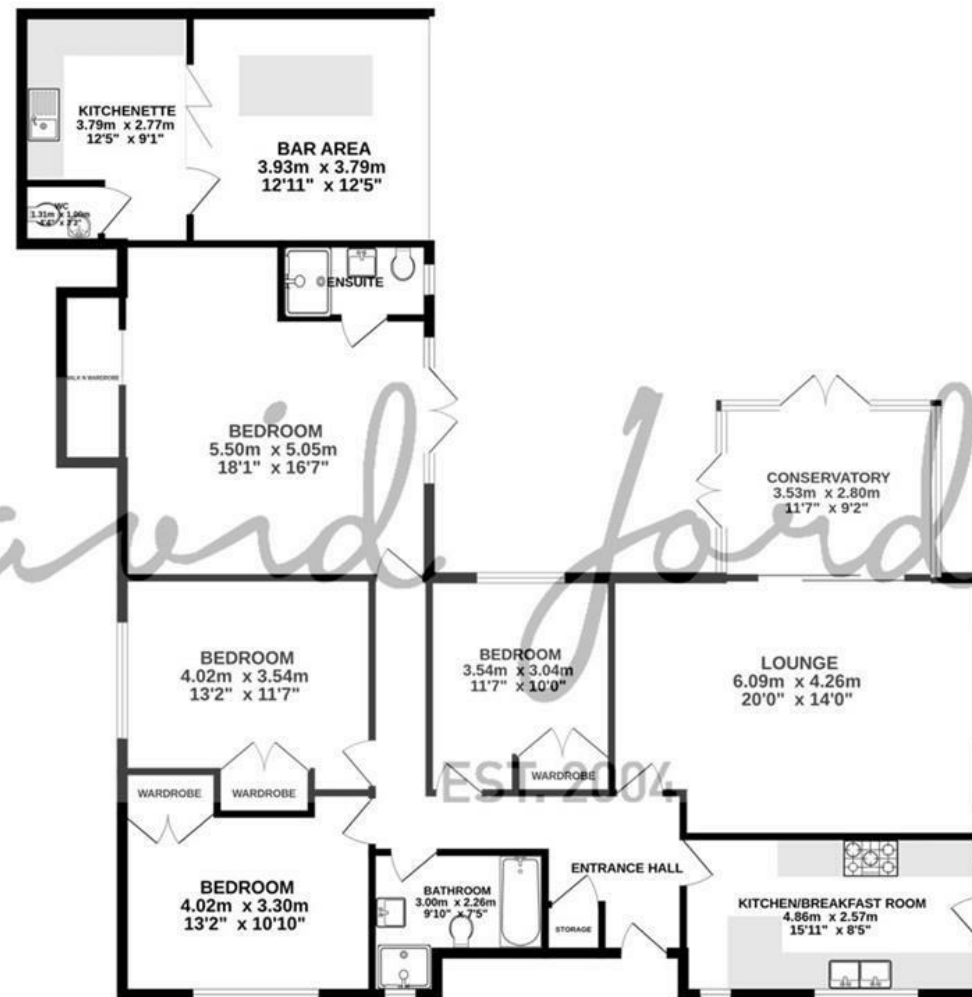
- DETACHED BUNGALOW WITH FOUR DOUBLE BEDROOMS
- MODERN KITCHEN / BREAKFAST ROOM WITH OAK WORK SURFACE AND SPACE FOR RANGE COOKER
- BEDROOM ONE WITH VAULTED CEILING, WALK IN WARDROBE AND EN-SUITE SHOWER ROOM
- KITCHENETTE WITH QUARTZ WORK SURFACE WITH OVEN, INTEGRATED FRIDGE FREEZER AND DISHWASHER
- FAMILY BATHROOM WITH SHOWER ENCLOSURE
- SITTING ROOM AND CONSERVATORY
- EXTERIOR COVERED BAR WITH QUATRZ WORK SURFACE AND DECKED SEATING AREA
- BRICK PAVED OFF ROAD PARKING FOR SEVERAL VEHICLES
- WESTERLY ASPECT, LOW MAINTENANCE REAR GARDEN
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING







GROUND FLOOR
160.2 sq.m. (1725 sq.ft.) approx.



51 WILLOW DRIVE SEAFORD

TOTAL FLOOR AREA: 160.2 sq.m. (1725 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Accommodation

ENTRANCE HALL

Oak flooring. Storage cupboard. Hatch to part boarded loft space with fitted ladder housing the Valliant gas fired combination boiler.

KITCHEN / BREAKFAST ROOM

Fitted range of base and wall units. Oak work surface with two sinks extending to breakfast bar. Space for range cooker with Rangemaster cooker hood above. Integrated fridge, freezer, washing machine and dishwasher. Double glazed window to front and window and door to side. Tiled splash back. Radiator.

BATHROOM

White suite comprising bath, close coupled wc, wall mounted wash basin with mirror above and shower enclosure. Tiled walls and floor. Two double glazed windows. Towel rail.

SITTING ROOM

Double glazed window to side. Feature fireplace. Two radiators. Double glazed patio door to: CONSERVATORY

Double glazed windows and doors to rear garden. Fitted storage bench. Radiator. Tiled floor.

BEDROOM ONE

Vaulted ceiling. Double glazed windows to side, radiator. Walk in wardrobe with radiator and extractor fan.

EN-SUITE SHOWER ROOM

Tiled floor and walls. Close coupled wc, wall mounted wash basin with mirror above. Shower with glass screen. Double glazed window to side. Towel rail. Extractor fan.

BEDROOM TWO

Double glazed window to side. Radiator. Built-in wardrobe.

BEDROOM THREE

Double glazed window to front. Radiator. Built-in wardrobe with electric consumer unit.

BEDROOM FOUR

Double glazed window overlooking rear garden. Radiator. Built-in wardrobe.

Outside

FRONT

Brick paved off road parking for several vehicles. Gated side access to storage space.

WESTERLY ASPECT REAR GARDEN

Limestone paved patio seating area. Artificial lawn. Decking with covered exterior bar area having Quartz work surface and base units.

KITCHENETTE

Accessed via double glazed bi-fold doors. Wall and base units. Quartz work surface with sink. Electric oven. Integrated fridge freezer and dishwasher. Door to:

CLOAKROOM

Close coupled wc and wash basin. Extractor fan.

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.



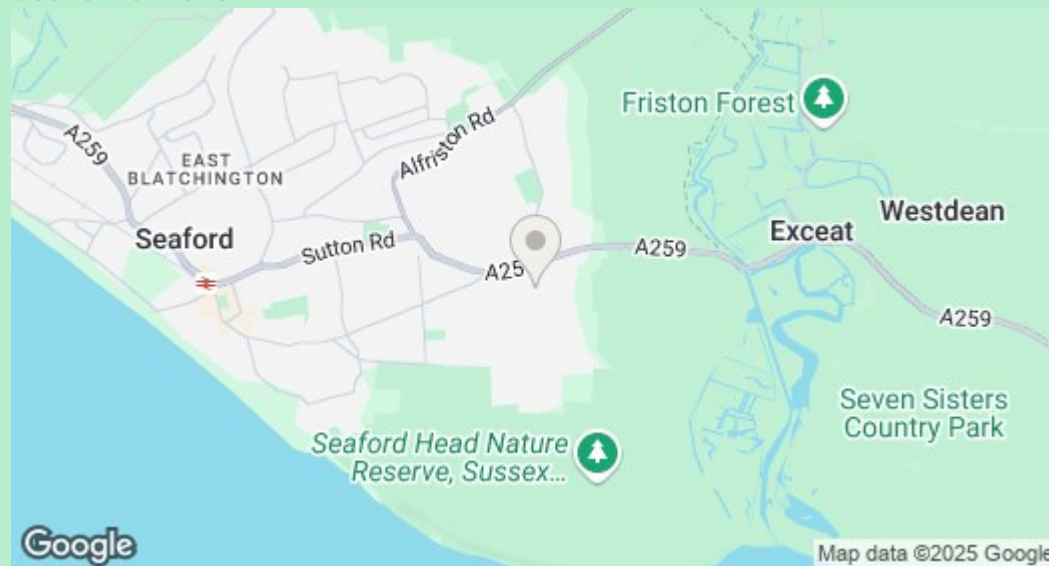
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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.

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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