



**3 Bed  
Bungalow - Detached  
located in Rugby Close**





# 11 Rugby Close Seaford BN25 3PQ



## Asking Price £495,000

An attractive Freehold 3 bedroom bungalow with bay windows in a sought after neighbourhood.

The accommodation comprises of a spacious entrance hall, living/dining room, kitchen, three light and airy double bedrooms of which the main bedroom has an en-suite shower room and a family bathroom. Front and private rear garden. Garage with off road parking.

The property is near the local bus and Brighton/Eastbourne bus routes and local schools. Countryside walks nearby and Seaford town centre with its range of amenities, shops and mainline railway station is about 1.5 miles away.

### Entrance Hall

A large square entrance hall with an airing cupboard and a cloak cupboard.

### Lounge/Dining room

The large and inviting double aspect lounge/dining room has double sliding doors which lead to the private rear garden.

### Kitchen

Modern kitchen with a large window that makes it light and airy. A good number of storage units and cupboards and work top spaces. An integrated eye level oven and grill, electric hob with an extractor fan and spaces for fridge/freezer, under counter washing machine and dishwasher. A door leads to the rear garden.

### Main bedroom with En-Suite Shower Room

The large double main bedroom is light and airy with two built-in wardrobes. A large window overlooks the front garden.

The en-suite shower room is tiled to ceiling height, has a walk in shower with a basin and toilet. Ladder style radiator and window.

### Bedroom Two

Light and airy double bedroom with built-in wardrobe and window overlooking the front garden.

### Bedroom Three

Double bedroom with a bay window overlooking the front garden.

### Family Bathroom

The family bathroom has a bath with an overhead shower, basin and a toilet.

### Loft

Partly boarded

### Parking

Garage with electrics and off road parking for 1 vehicle.

### Garden

A large private rear garden which is high fenced all around. Safe play area for children.

### Sundries

Electricity and Gas Providers - OVO and both meters located outside of front door

Water Provider - South East and meter located in road

Waste Water - Southern Water

Boiler located in the kitchen

Central Heating - Gas

### Council Tax

Tax Band E

Approx. £3016.91 pa

### Floor Plan

This plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

### Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites.



# 11 Rugby Close, BN25 3PQ

Approximate Gross Internal Floor Area = 87.11 sq m / 938 sq ft

Garage Area = 12.43 sq m / 134 sq ft

Total Area = 99.54 sq m / 1071 sq ft

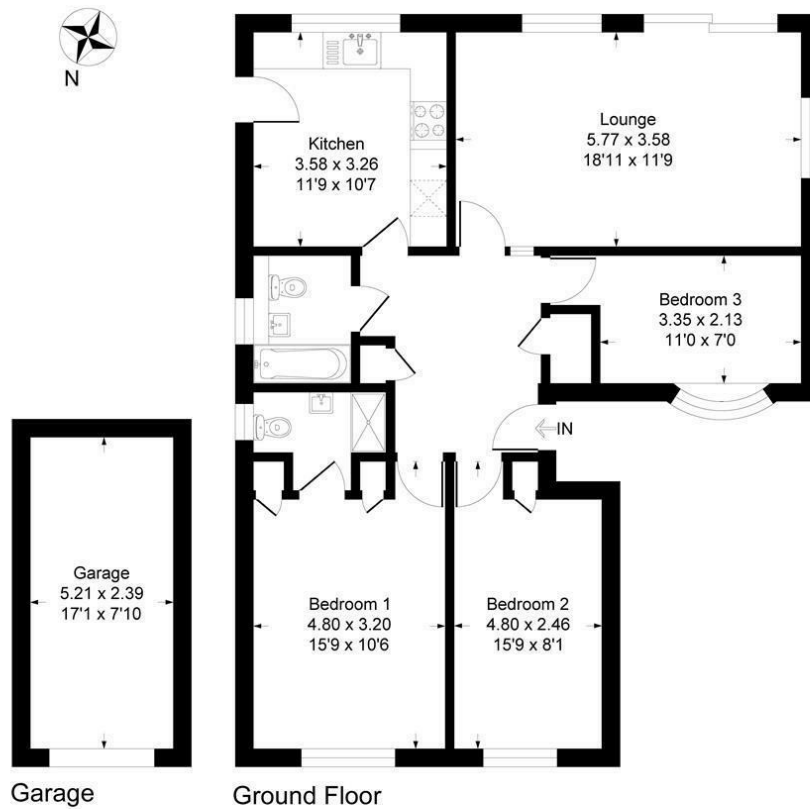



Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

## DIRECTIONS

## CONTACT

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