



**2 Bed  
Bungalow - Detached  
located in Greenwell Close**



**12 Greenwell Close  
Seaford  
BN25 3SG**



**Asking Price £350,000**

Seaford Properties are delighted to bring to market an attractive and spacious Freehold detached bungalow located in a high demand residential location in Seaford. Vacant and chain free.

The property requires very little cosmetic updating, the carpets and flooring almost new and with a very modern bathroom and kitchen ready to move in.

The bungalow comprises an inviting entrance hall leading to the lounge/dining room, kitchen, two bedrooms, family bathroom. It also provides for a garage, off-road parking for 2 vehicles and a level private South facing rear garden.

The Brighton/Eastbourne and the local bus services are only a few minutes walk away and Seaford town centre with all its amenities approximately 1.5 miles away.

**Hall Way**

Two storage units and access to the loft.

**Lounge/Dining Room**

A lovely and airy lounge/dining room with sliding doors which lead to the private rear and well stocked garden. Two radiators.

**Kitchen**

A light and modern kitchen with a window overlooking the private rear garden and a door leading outside towards the garage. Ample storage units and wooden worktops. Integrated freezer, electric oven and gas hob with spaces for an undercounter washing machine, tumble dryer and fridge, all of which is included in the sale of the property. The boiler is located in the kitchen.

**Main Bedroom**

A good sized double bedroom with a built-in wardrobe and a large window overlooking the front garden. Radiator.

**Bedroom Two**

Double bedroom with a built-in wardrobe and space for a chest of drawers. Window overlooking the front garden. Radiator.

**Bathroom**

Modern bathroom with a walk-in shower, toilet, basin with vanity storage units and a ladder style radiator and towel rail. Extractor fan, ceiling height tiling and a large window brings in lots of light.

**Parking**

Garage plus x 2 off road parking spaces.

**Outside**

Front garden and a well stocked South West facing private rear garden with a summer house, patio area and a shed.

**Sundries**

Electricity provider - EDF and electric meter located in Hall Way  
Gas provider - EDF and located outside front door  
Water Provider - South East and meter located on pavement in front of property  
Waste Water - Southern Water  
Combi boiler - installed 2019 and serviced annually  
A tritten leads from within the close with a short walk to the Brighton/Hove and local bus services.

**Floor Plan**

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

**Council Tax**

Tax Band C  
Approx. £2097.42 pa

**Mobile Reception, Broadband & WiFi Speed**

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

**Loft**

Insulated, electricity but no ladder



# 12 Greenwell Close, BN25 3SG

Approximate Gross Internal Floor Area = 61.71 sq m / 664 sq ft

Garage Area = 11.22 sq m / 121 sq ft

Outbuilding Area = 2.92 sq m / 32 sq ft

Total Area = 75.85 sq m / 817 sq ft

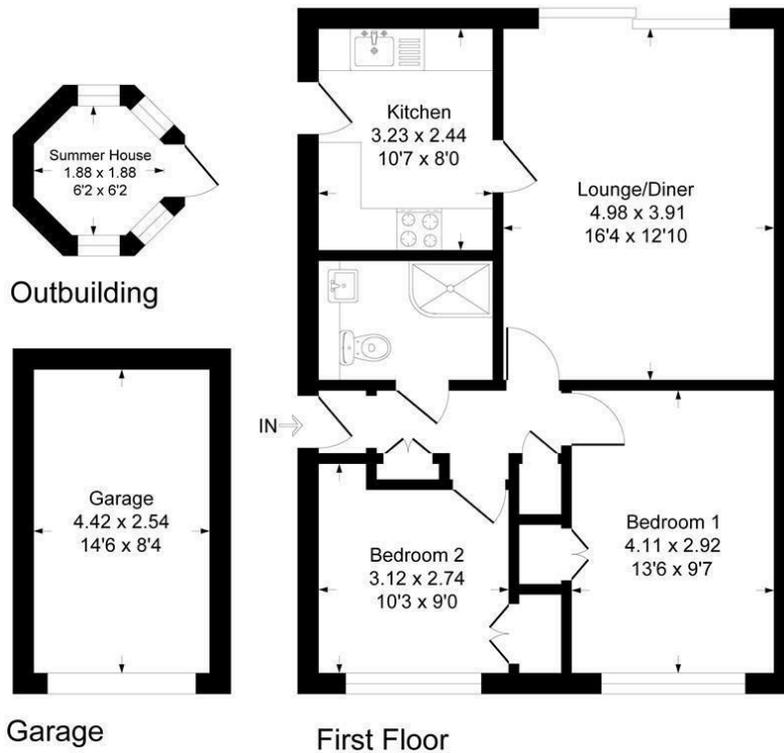


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</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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