



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



11 Rugby Close Seaford BN25 3PQ



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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

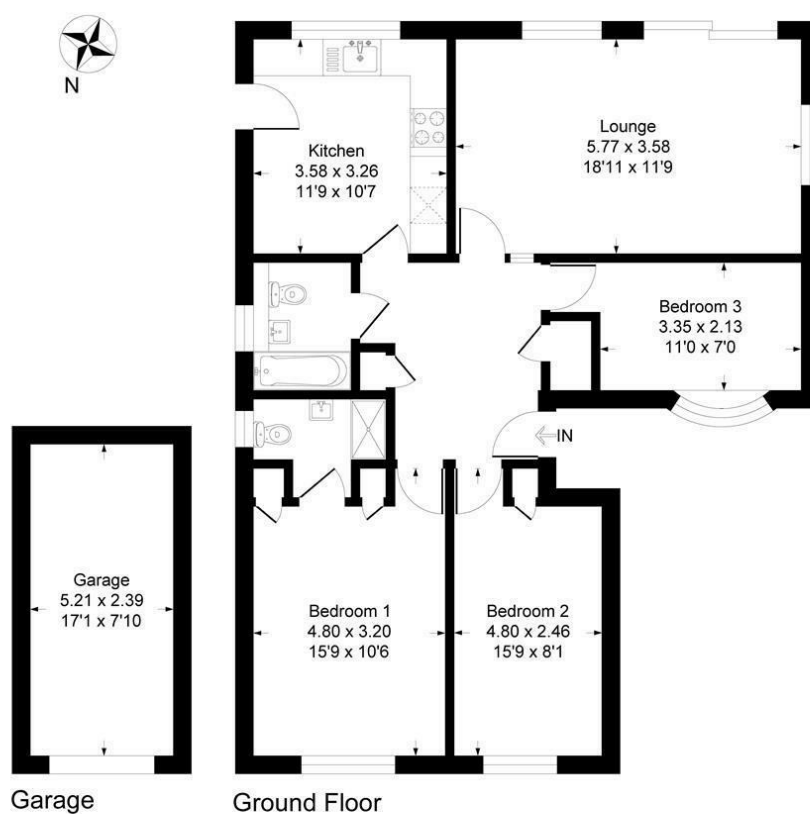


Illustration for identification purposes only, measurements are approximate, not to scale

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

DIRECTIONS

CONTACT

20 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

