



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





## 9 Bishops Close Seaford BN25 2NW



Asking Price £350,000

No onward chain! Seaford Properties are delighted to bring to the market this detached bungalow, situated in a popular location and within easy reach of a parade of local shops and bus services operating along the A259 between Brighton and Eastbourne. Seaford town centre, railway station, Salts recreation ground and seafront promenade are all within easy reach. There are delightful views to be enjoyed from the rear of the bungalow towards the sea. The versatile accommodation comprises entrance hall, full width lounge, dining room / 3rd Bedroom, kitchen, two bedrooms, family bathroom and conservatory. The property has the benefit of gas central heating, Upvc double glazing, easy to maintain gardens, garage and off-road parking for several vehicles. The property requires modernising and an internal viewing is highly recommended.

### Entrance Porch

Double glazed front door with window to the side. Quarry tiled floor. Door to:-

### Entrance Hall

Radiator, built-in storage cupboard. Thermostat control switch. Loft access hatch. Airing cupboard. Cove ceiling.

### Lounge

Double glazed window to the rear with sea view. Double doors to conservatory. Cove ceiling.

### Dining Room / Bedroom Three

Double glazed window to the side. Radiator, Glazed door and obscure glass to hallway. Cove ceiling.

### Bedroom One

Double glazed window to the front. Built-in cupboard. Radiator. Cove ceiling.

### Bedroom Two

Double glazed window to the front. Radiator. Built-in cupboard. Cove Ceiling.

### Kitchen

Door and window to the side. Comprising a range of matching wall and base units with worktops. Inset single bowl stainless steel sink and drainer unit. Space for cooker, washing machine and upright fridge freezer. Wall mounted boiler.

### Bathroom

Two double glazed windows to the side. Suite to comprise panel enclosed bath. Pedestal wash hand basin and low level W.C. Heated towel rail and part tiled walls.

### Conservatory

Double glazed sliding door to rear garden. This is a great spot to enjoy the garden and sea views.

### Outside

Private rear garden being mainly laid to lawn, with paved patio and fantastic sea views.

### Garage

Up & over door. Rear personal door to garden.

### Parking

Concrete drive with parking for several vehicles.



## 9 Bishops Close, BN25 2NW

Approximate Gross Internal Floor Area = 84.63 sq m / 911 sq ft

Garage Area = 13.02 sq m / 140 sq ft

Total Area = 97.64 sq m / 1051 sq ft

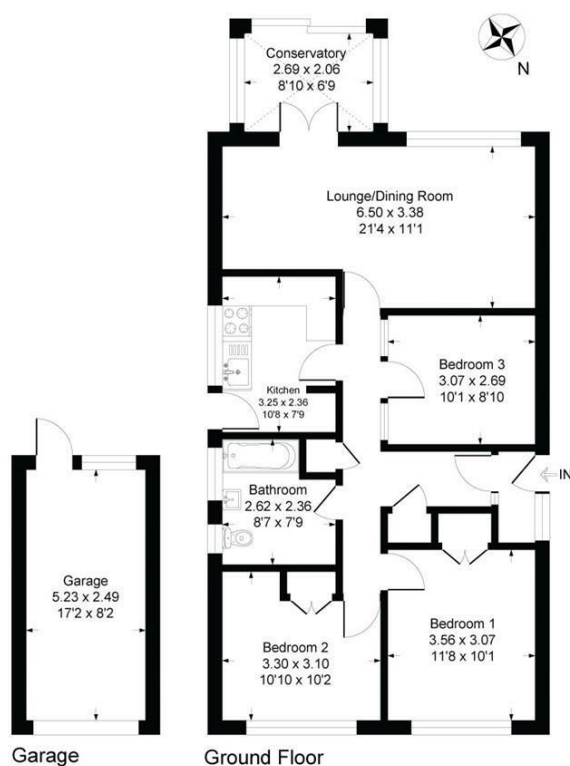



Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## DIRECTIONS

## CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

