



**3 Bed  
Bungalow - Detached  
located in Lexden Road**





**80 Lexden Road  
Seaford  
BN25 3BA**



**Asking Price £375,000**

Seaford Properties are delighted to offer for sale this three - bedroom detached bungalow located in a sought-after location, near shops, schools and a regular bus service. The accommodation in brief; Three good size bedrooms, modern shower room, good size lounge and a kitchen breakfast room. Outside is a good size westerly rear garden and to the front plenty of off-road parking. The property further benefits from a detached garage, double glazing and central heating. Early viewing is highly recommended.

Double glazed entrance door opening into:-

#### **Entrance Porch**

Ceramic tiled floor. Glazed inner door to:-

#### **Entrance Hall**

Woodblock flooring. Cloaks cupboard housing gas and electric meters and shelving above. Door Lounge and access to inner hallway.

#### **Lounge**

Two double glazed windows to the front and one side window. TV point. Feature fireplace with mantle surround and hearth. Two radiators.

#### **Kitchen Breakfast Room**

Fitted with an excellent matching range of wall and base units. Work surface extending to incorporate stainless steel sink and drainer unit with mixer tap. Four ring gas hob together with overhead extractor hood, stainless steel splashback and fitted Hotpoint eye level double oven. Appliance spaces and plumbing for washing machine and dishwasher. Double glazed side window and door affording access to driveway. Space for table and chairs. Part-tiled walls. Ceiling spotlights. Glazed inner doors.

#### **Inner Hall**

Spacious linen cupboard housing water cylinder and shelving. Woodblock flooring. Hatch to loft.

#### **Bedroom One**

Built-in double wardrobe cupboard. Radiator. Double doors with panelled windows to side opening onto rear garden. Light dimmer switch. TV aerial connection.

#### **Bedroom Two**

Built-in double wardrobe cupboard. Radiator. Upvc double glazed window enjoying view over rear garden. TV aerial connection

#### **Bedroom Three**

Built-in wardrobe cupboard. Radiator. Upvc double glazed side window.

#### **Shower Room**

Fitted suite comprising walk in shower and shower screen. Pedestal wash basin. Radiator. Part-tiled walls. Upvc double glazed side window.

#### **Separate W.C.**

Suite to comprise low level W.C. Tiled walls, radiator and double glazed side window.

#### **Outside**

The front garden is low maintenance, mainly pebbled with brick borders and circle paved area. Brick paved pathway to entrance door. Brick-paved driveway provides parking for several vehicles and leads to garage. The rear garden is attractively arranged and mostly laid to lawn with flower beds and borders, variety of shrubs and established trees. Stepping stone path, raised sun terrace and space for a shed. Paved sideway and fenced boundaries.

#### **Detached Garage**

Approached via up-and-over door. Personal door to rear garden.











**80 Lexden Road, Seaford, BN25 3BA**





## 80 Lexden Road, BN25 3BA

Approximate Gross Internal Floor Area = 96.72 sq m / 1041 sq ft

Garage Area = 14.43 sq m / 155 sq ft

Total Area = 111.15 sq m / 1196 sq ft

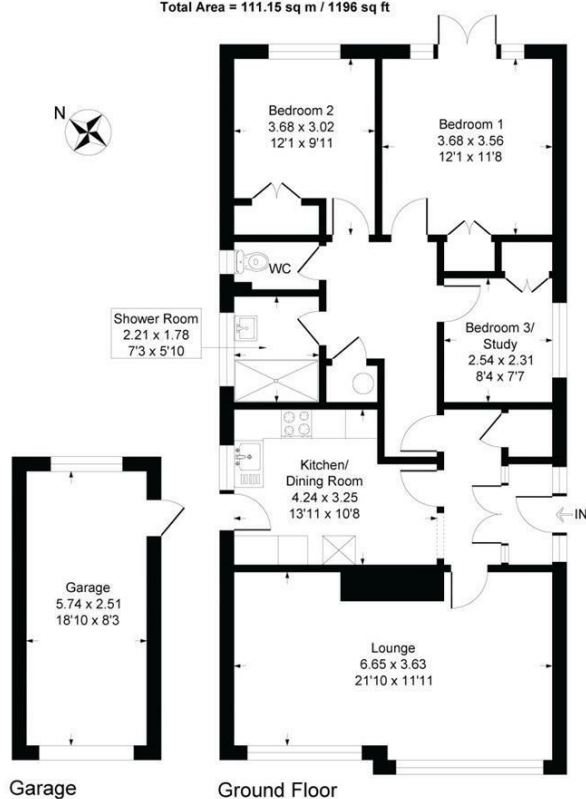


Illustration for identification purposes only, measurements are approximate, not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>67</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	

### CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

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

T: 01323 899779

