3 Bed

Bungalow - Detached

located in Lexden Road

SEAFORD
PROPERTIES

80 Lexden Road
Seaford
BN25 3BA

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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.

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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

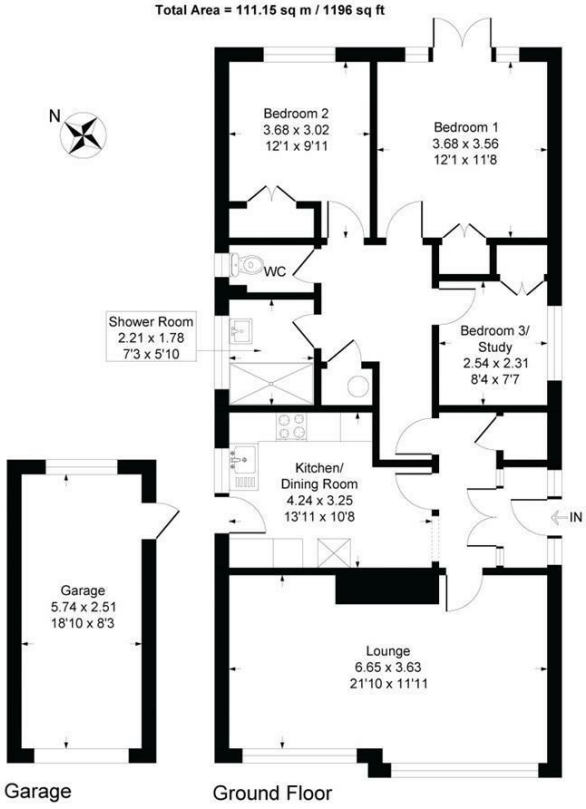
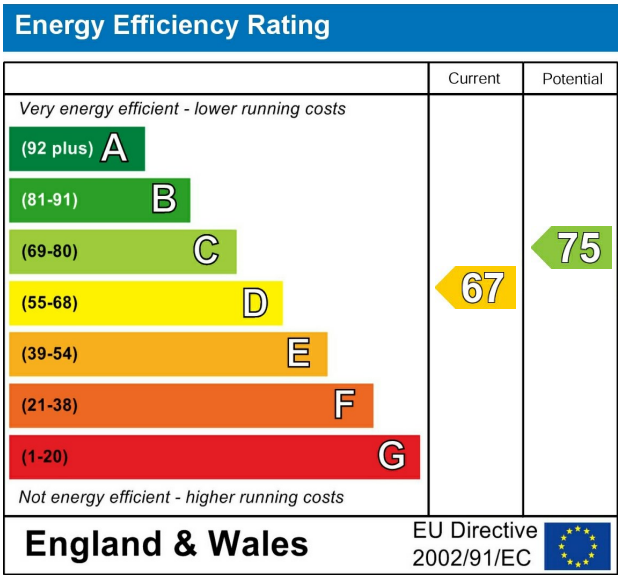


Illustration for identification purposes only, measurements are approximate, not to scale



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