



27 South Way, Seaford, East Sussex, BN25 4JG

ROWLAND
GORRINGE

27 South Way Seaford East Sussex BN25 4JG £545,000

A detached, extended 2 double bedroom bungalow, with 2 large receptions and located in the highly sought after southeast quarter of Seaford near countryside walks.

A block brick drive for several vehicles leads to the property with access through an attractive enclosed porch with an arched brick entrance. The living room has the original parquet flooring, fireplace and sits to the front of the property. From the living room double doors lead into the light and spcious extended open plan kitchen/dining/lounge with bifold doors to the garden, velux windows to the extension area, and access to the utility room. The rear of the garage has been portioned off to accommodate a utility room, whilst still having sizeable garage to the front. Both double bedrooms sit to east elevation with bedroom 1 having a further extension providing an ensuite shower/wc.

The private rear garden is predominately laid to lawn with various young fruit trees, large shed, secure side access and a raised flagstone area adjoining the bungalow with steps down to the garden. To the front is a driveway for several vehicles, lawn, established hedgerow and a mature tree.

South Way is located within the popular South East corner of Seaford and is close to picturesque walks and sea scape views. A golf course lies within approximately one quarter of a mile on Seaford Head, whilst Seaford town centre offers a wide range of shopping facilities, a choice of restaurants, cafés and bars can be found within approximately a mile and a half. Seaford itself also offers a further golf course located in Blatchington, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational facilities. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes) and links to Brighton.



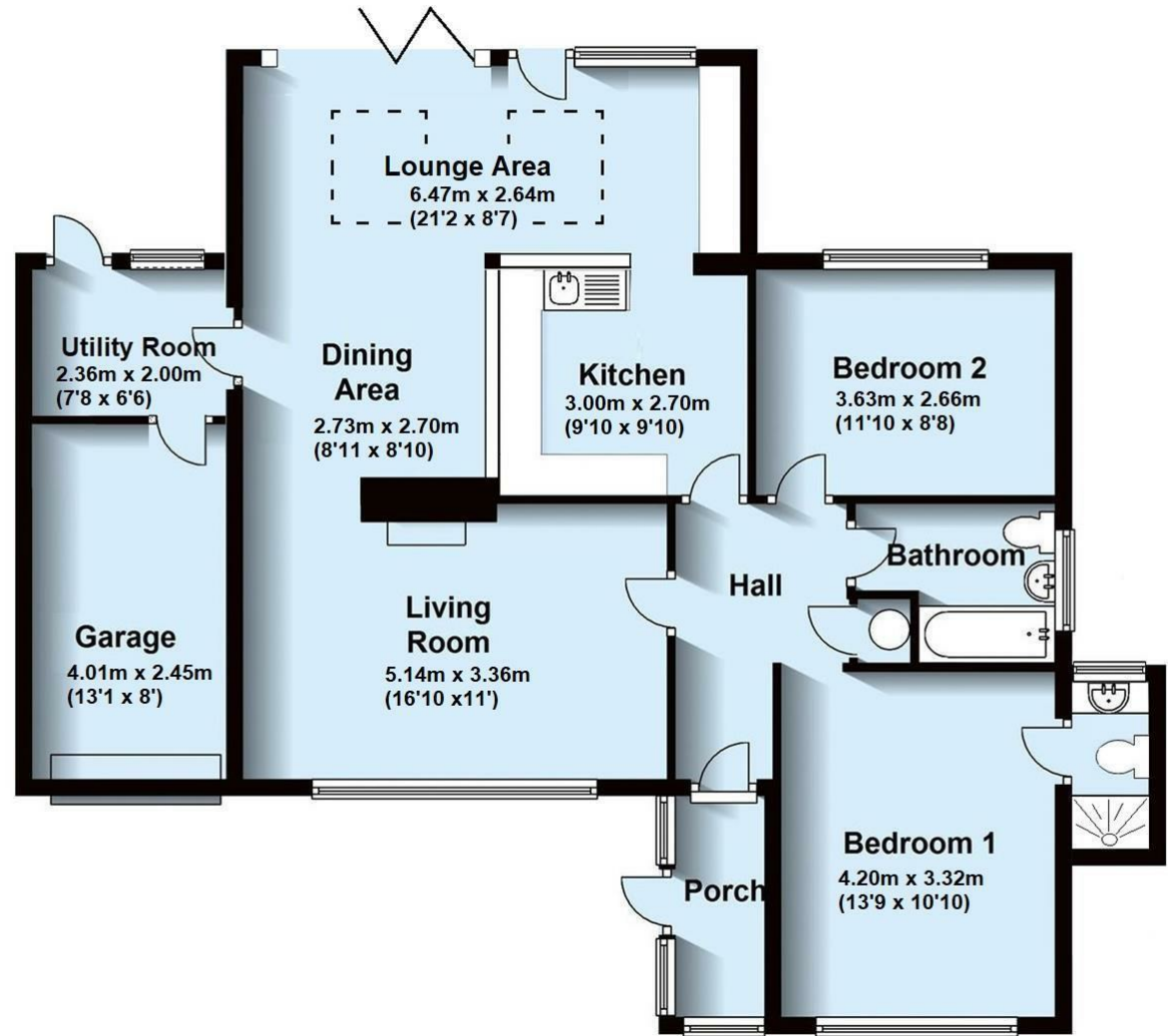
- Detached Bungalow
- Extended
- Living Room
- Ensuite Shower/WC
- Garage & Driveway

- 2 Double Bedrooms
- Open Plan Kitchen/Dining/Lounge
- Utiltiy Room
- Private Garden
- Close to Countryside



Garage	4.01m x 2.00m (13'1" x 6'6")
Entrance Porch	
Hallway	
Living Room	5.14m x 3.36m (16'10" x 11'0")
Kitchen/Dining/Lounge -	
- Dining Area	2.73m x 2.70m (8'11" x 8'10")
- Kitchen Area	3.00m x 2.70m (9'10" x 8'10")
- Lounge Area	6.47m x 2.64m (21'2" x 8'7")
Utility Room	2.36m x 2.00m (7'8" x 6'6")
Bedroom 1	4.20m x 3.32m (13'9" x 10'10")
- Ensuite	2.82m x 1.20m (9'3" x 3'11")
Bedroom 2	3.63m x 2.66m (11'10" x 8'8")
Garage	4.01m x 2.45m (13'1" x 8'0")
Driveway/Hardstanding	
Rear Garden	
Front Garden	
Council Tax Band: E	
EPC: TBC	





Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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