



19 Lower Drive, Seaford, East Sussex, BN25 3AT

ROWLAND
GORRINGE

19 Lower Drive Seaford East Sussex BN25 3AT £410,000

A detached 3 bedroom bungalow with private easterly garden, with no onward chain and located in a popular no through road.

A central hall leads throughout the bungalow, with the living/dining room sitting to the front with a bay window. Directly behind is the dual aspect kitchen overlooking the rear garden and with a side door to the front drive. Bedroom 2 is currently used as a dining room with French doors on to the garden. There is a bathroom/wc and a second toilet/wc. with washbasin.

The private easterly rear garden is predominately laid to lawn with established shrub, tree and flower borders, whilst a patio stretches across the rear of the property. To the front a path bisecting the lawn leads to the front door, with flower beds to either side and a drive for several vehicles leads to the garage at the side.

Lower drive is a no through road in a popular residential area. Local bus services and countryside walks can be found within close proximity, whilst a parade of shops is in nearby by Lexden Road. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, bus services, rail services, seafront promenade and beach can be found within approximately 1.5 miles.



- Detached Bungalow
- Private Easterly Garden
- Separate WC
- Single Garage with Power
- No Through Road
- 3 Bedrooms
- Bathroom/WC
- Good Order
- Drive for Several Vehicles
- No Onward Chain



Entrance Hall

Kitchen 4.22m x 2.64m (13'10" x 8'8")

Living Room 4.50m x 3.94m (14'9" x 12'11")

Bedroom One 3.76m x 3.05m (12'4" x 10")

Bedroom Two 3.20m x 3.12m (10'6" x 10'3")

Bedroom Three 3.71m x 2.26m (12'2" x 7'5")

Bathroom

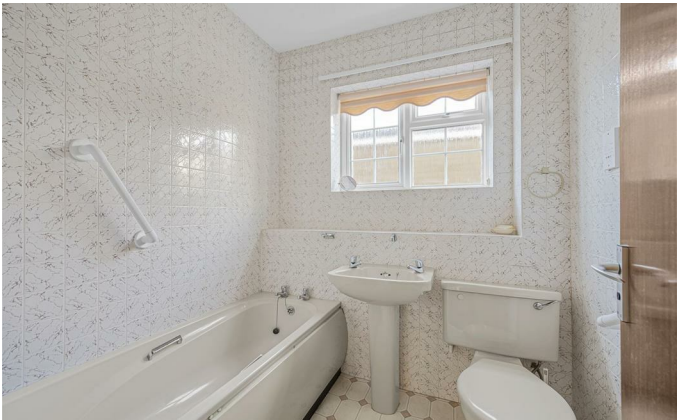
Separate WC

Rear Garden

Garage 5.49m x 2.51m (18" x 8'3")

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 83.71 sq m / 901 sq ft

Garage Area = 13.79 sq m / 149 sq ft

Total Area = 97.50 sq m / 1050 sq ft

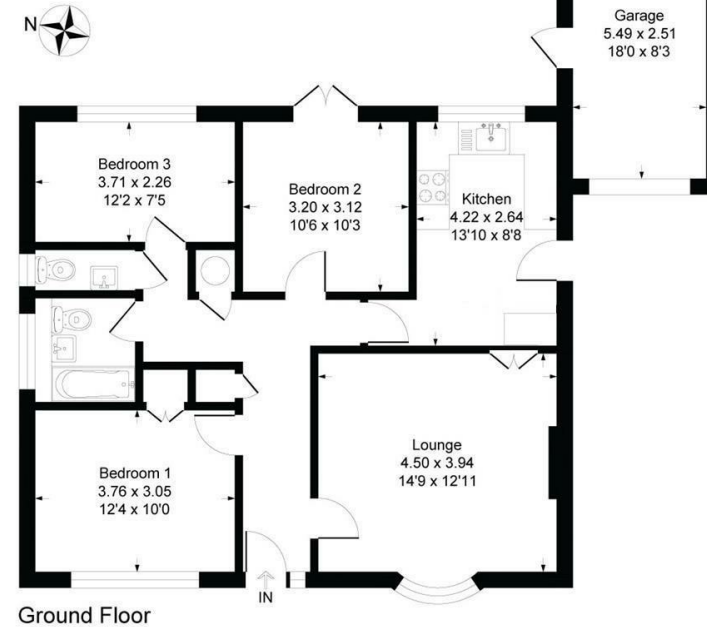


Illustration for identification purposes only, measurements are approximate, not to scale

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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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