



3 Stoke Close, Seaford, East Sussex, BN25 3RN

ROWLAND  
GORRINGE



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#### Guide Price £675,000

One of the larger designs of bungalows with over 2000sq ft the bungalow has been refurbished by the current owners. The kitchen and dining room have been knocked into one; providing a 21' light, spacious and welcoming space with a breakfast bar return separating the 2 areas. A utility sits behind with matching units to the kitchen area, whilst a side door leads to the garden. The 21' living room lies adjacent to this, with dual aspect and patio doors onto a patio area. A large central hall gives access to the bungalow entirety. All 4 bedrooms are located to one side and have built in wardrobes. The 3 bath/shower rooms, including the en-suite, have been refurbished and have built in storage cupboards.

Improvements/refurbishments include: replastered ceilings, new flooring (wood flooring & carpets), new roof (tiles and felt), new consumer unit, new windows/doors (as well as

refurbished), new kitchen, new utility, new radiators and new bathrooms.

The rear garden is to two elevations south and east. With patio area adjacent to the living room, pathway around the property, second patio/hardstanding to the rear of garage, lawn and mature trees/bushes to the boundary. Whilst to the front is lawn with hardstanding in front of the garage and pathway leading to the property. The double garage has a large electric up/over door to the front whilst to the rear is a single up/over garage door, window and courtesy door to the rear garden.

Stoke Close is a popular and quiet Cul de Sac conveniently situated for a local store, sub post office and bus services. Seaford town centre, beach and railway station are all within approximately one and a half miles. With its long un-commercialised seafront, two golf courses and enclosed by the South Downs National Park, Seaford is situated midway between the coastal resorts of Brighton and Eastbourne.

















### Entrance Hall

### Kitchen/Dining Room

21'10" x 13'5" (6.65m x 4.09m)

### Living Room

21'10" x 13'2" (6.65m x 4.01m)

### Utility Room

9'2" x 6'10" (2.79m x 2.08m)

### Bedroom One

15'3" x 13'3" (4.65m x 4.04m)

### En-Suite

10'6" x 8'4" (3.20m x 2.54m)

### Bedroom Two

12" x 10'11" (3.66m x 3.33m)

### Bedroom Three

12" x 10'10" (3.66m x 3.30m)

### Bedroom Four

9'1" x 7'10" (2.77m x 2.39m)

### Bathroom

9'1" x 7'10" (2.77m x 2.39m)

### Bathroom

9'1" x 8'5" (2.77m x 2.57m)

### Rear Garden

### Side Garden

### Double Garage

19'2" x 16'8" (5.84m x 5.08m)

### EPC: C

### Council Tax Band: F









### 3 Stoke Close, BN25 3RN

Approximate Gross Internal Floor Area = 198.8 sq m / 2141 sq ft

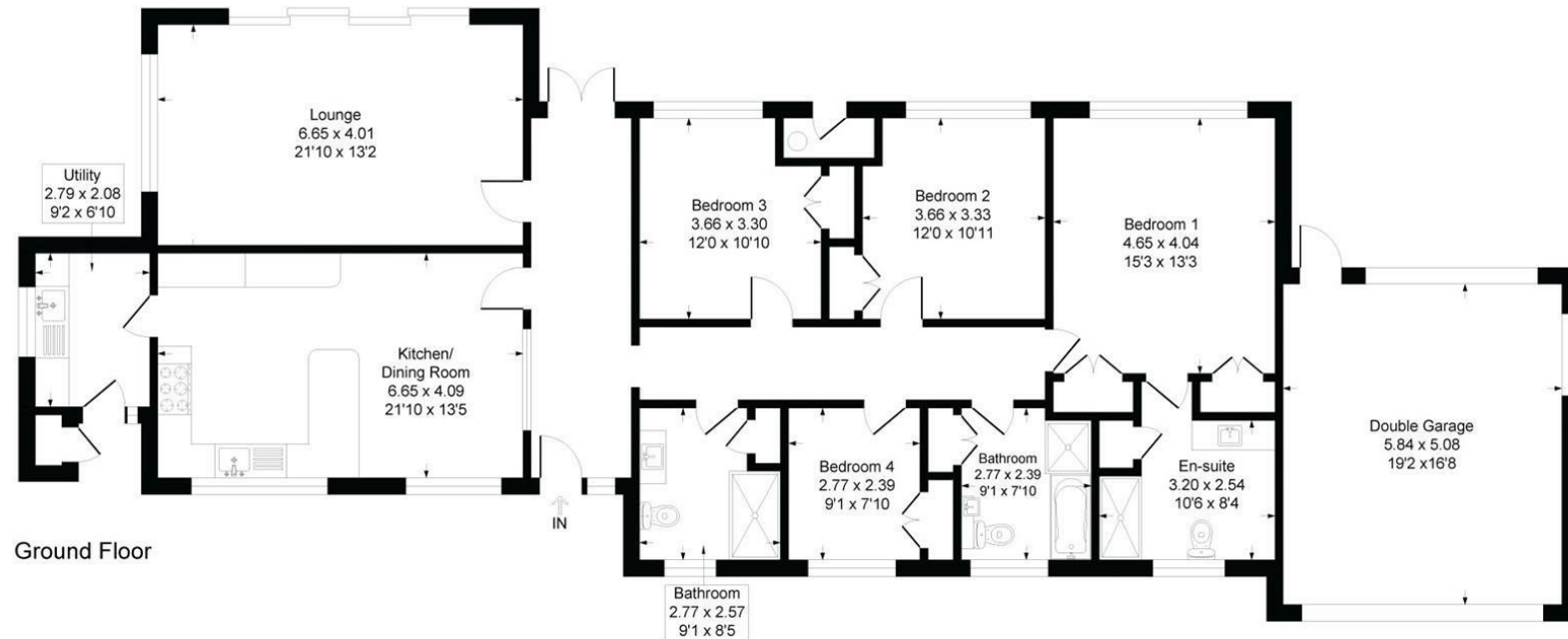


Illustration for identification purposes only, measurements are approximate, not to scale

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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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