



70 Vale Road, Seaford, BN25 3EZ

ROWLAND  
GORRINGE



70 Vale Road  
Seaford  
BN25 3EZ

£390,000

A well-presented three bedroom detached bungalow, situated in a popular location about three quarters of a mile from Seaford town centre. Local shops, bus routes and primary school located in Lexden Road are within easy reach.

The light and bright internal accommodation comprises kitchen/breakfast room, lounge/diner, three bedrooms and family bathroom. There is underfloor heating throughout the bungalow, powered by a heat pump and a solar radiation collection system.

To the front, there is off road parking for two vehicles, and gated access to the entrance door.

The rear garden is a generous size with patio and steps up to a sloped lawn, with a timber workshop and annexe. The annex space comprises a living area, with bedroom and shower room offering independent living.

Located in Vale Road the property is ideally close to a primary school, local shops in both Lexden Road/Alfriston Road, Bus stops close by with routes to Eastbourne/Brighton, Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.



- Well Presented
- South Facing Garden
- Detached
- Close to Shops
- Garden Room with Annex Potential
- Extended
- Three Bedrooms
- Off Road Parking
- Close to Bus Routes
- Close to Schools





Entrance Hall

Kitchen/Breakfast Room

6.53m x 3.33m (21'5" x 10'11")

Lounge/Diner

7.04m x 3.45m (23'1" x 11'4")

Bedroom One

4.47m x 3.63m (14'8" x 11'11")

Bedroom Two

3.66m x 3.63m (12" x 11'11")

Bedroom Three

3.30m x 3.05m (10'10" x 10")

Bathroom

2.24m x 2.03m (7'4" x 6'8")

Annexe -

Kitchen/Living Room

3.89m x 3.81m (12'9" x 12'6")

Bedroom

3.73m x 2.59m (12'3" x 8'6")

Shower Room

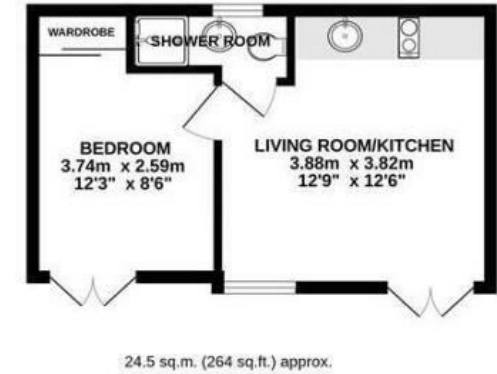
Rear Garden

EPC: D

Council Tax Band: C







70 VALE ROAD SEAFORD

TOTAL FLOOR AREA : 110.1 sq.m. (1185 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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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