



54 Quarry Lane, Seaford, BN25 3BJ

ROWLAND
GORRINGE

54 Quarry Lane
Seaford
BN25 3BJ

£375,000

This detached 3-bedroom bungalow is positioned with a south facing and private rear garden. You approach the property over a block brick drive (room for several vehicles) with a carport to the end which also serves as an extended porch. Entering the property there is a good sense of light and space. All three bedrooms sit to the front and side of the property. Whilst the modern shower room/wc and kitchen sit to the east elevation. The kitchen has a side access to an enclosed passageway which in turn has secure access to the front and rear gardens. The 22' living/dining room sits across the rear of the property, a southerly aspect with windows and French doors overlooking the rear garden.

Outside the private rear garden is designed for low maintenance with a sizeable raised composite deck adjoining the property, a block brick path encircles a central slate bed, raised side beds and a summerhouse completes the rear garden. The front garden is block brick drive with parking for several vehicles, whilst there 2 raised beds to the center.

There are photovoltaic solar panels to the property which are owned outright, with a fixed in tariff. A car charge point has been added and there is no storage battery.

Quarry Lane is superbly located for countryside walks, Chalvington recreation field and play park, Cradle Hill primary school, local shops and bus services. Seaford town centre with its range of shops, cafes, parks, pubs, beach, bus and rail services can be found within one and a half miles.



- Approximately 1115sq ft.
- 3 Bedrooms
- South Facing Garden
- Garage & Carport
- Detached Bungalow
- Modern Shower Room
- Solar Panels (owned)
- Chain Free



Entrance Hall

Kitchen 3.23m x 3.07m (10'7" x 10'1")

Living Room/Dining Room 6.99m x 4.01m (22'11" x 13'2")

Bedroom One 3.76m x 3.61m (12'4" x 11'10")

Bedroom Two 3.96m x 3.10m (13" x 10'2")

Bedroom Three 3.23m x 2.79m (10'7" x 9'2")

Shower Room 2.67m x 1.63m (8'9" x 5'4")

Lean To 5.84m x 1.09m (19'2" x 3'7")

Lean To 3.10m x 1.09m (10'2" x 3'7")

Rear Garden

Garage 5.84m x 3.51m (19'2" x 11'6")

Car Port 6.83m x 3.51m (22'5" x 11'6")

Summer House/Workshop 4.14m x 2.41m (13'7" x 7'11")

EPC: C

Council Tax Band: D

Tenure: Freehold





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Approximate Gross Internal Floor Area = 103.63 sq m / 1115 sq ft

Garage Area = 17.08 sq m / 184 sq ft

Outbuilding Area = 9.99 sq m / 107 sq ft

Total Area = 130.70 sq m / 1407 sq ft

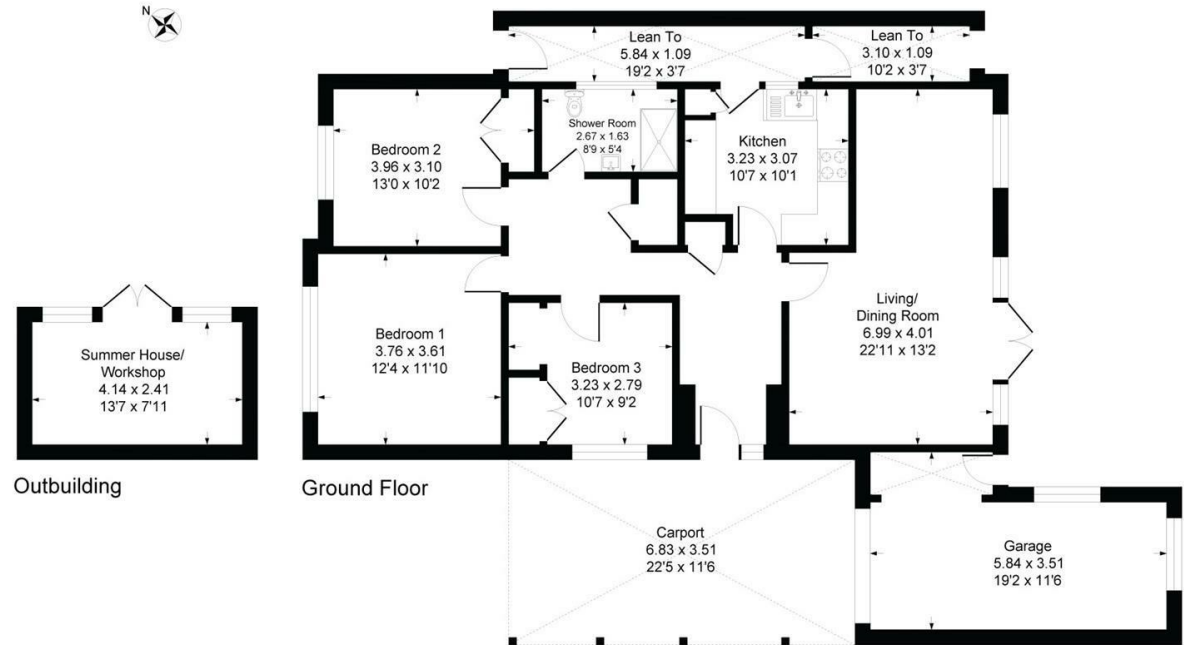


Illustration for identification purposes only, measurements are approximate, not to scale

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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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