

12 KINGS RIDE, SEAFORD, BN25 2LN

£450,000

An opportunity to purchase this three bedroom detached bungalow, situated in a quiet cul-de-sac within the popular East Blatchington area of Seaford, approximately three quarters of a mile from the town centre, railway station and seafront. Local buses operate nearby and a range of shops, cafés and other amenities can be found within the town centre.

The property offers well-proportioned accommodation throughout and benefits from a sitting/dining room, conservatory, kitchen, three bedrooms, bathroom and separate cloakroom. Further benefits include gas central heating, garage and brick paved off road parking for two vehicles.

Outside, there is a South Easterly aspect rear garden, mainly laid to lawn with mature shrub and tree planted borders together with gated side access.

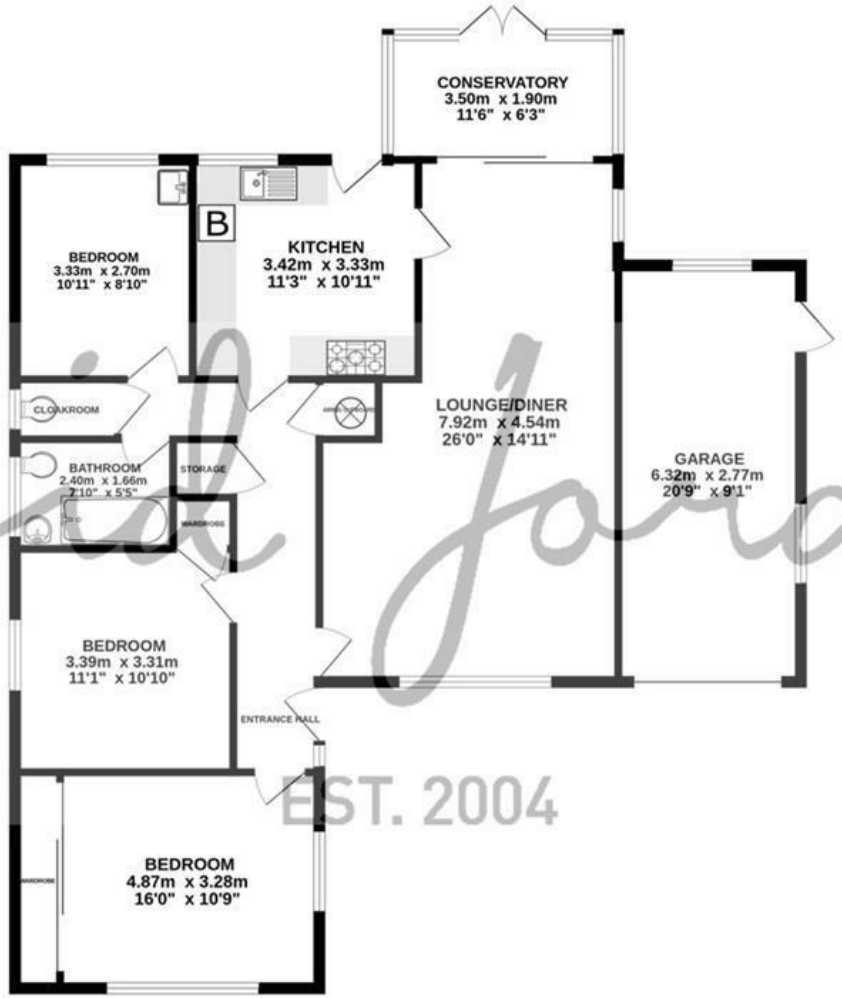
The bungalow is being sold with no ongoing chain and an early inspection is recommended.

- THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC LOCATION
- POPULAR EAST BLATCHINGTON AREA OF SEAFORD
- APPROXIMATELY THREE QUARTERS OF A MILE FROM THE TOWN CENTRE, RAILWAY STATION AND SEAFRONT
- BEING SOLD WITH NO ONWARD CHAIN
- KITCHEN WITH INTEGRATED DISHWASHER, DOUBLE OVEN AND FIVE RING GAS HOB
- SITTING/DINING ROOM WITH ACCESS TO CONSERVATORY
- BATHROOM AND SEPARATE CLOAKROOM
- SOUTH EASTERLY ASPECT REAR GARDEN, GARAGE AND BRICK PAVED OFF ROAD PARKING FOR TWO VEHICLES





GROUND FLOOR
118.1 sq.m. (1271 sq.ft.) approx.



David Jordan
EST. 2004

12 KINGS RIDE SEAFORD

TOTAL FLOOR AREA : 118.1 sq.m. (1271 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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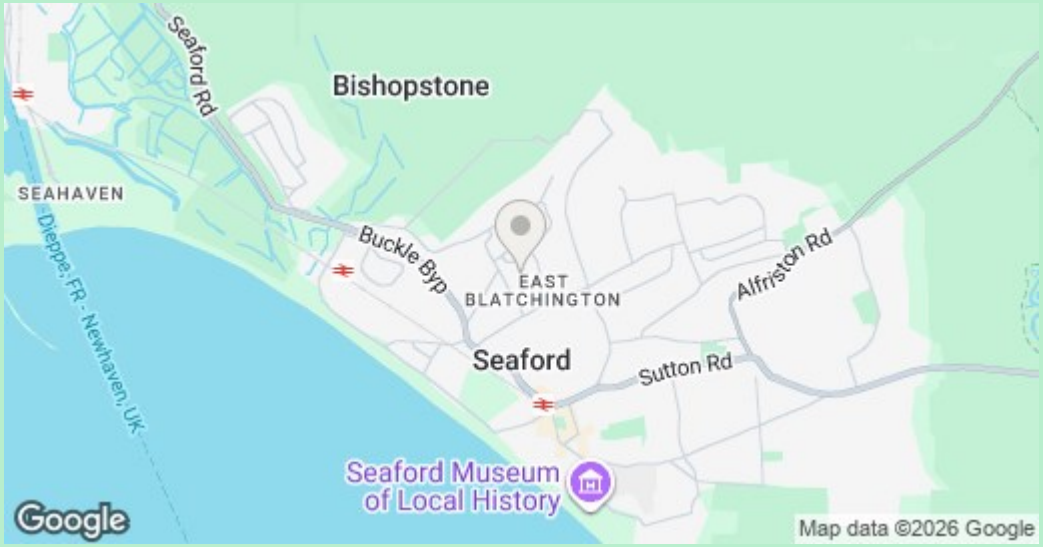
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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