

35 KINGSTON WAY, SEAFORD, EAST SUSSEX, BN25 4NG

£500,000

A spacious three bedroom detached bungalow situated in the favoured south-east corner of Seaford, close to golf course and superb downland walks. Bus routes, Seaford town centre, esplanade and golf course are all within a mile and a half's distance.

The accommodation comprises; entrance hall, lounge/diner, modern kitchen, conservatory three bedrooms, shower room and separate cloakroom.

There is a driveway affording off road parking for several vehicles, and leads to a detached single garage.

To the rear, there is a large and private rear garden, which is mainly laid to lawn, with a patio area and mature shrubs and bushes.

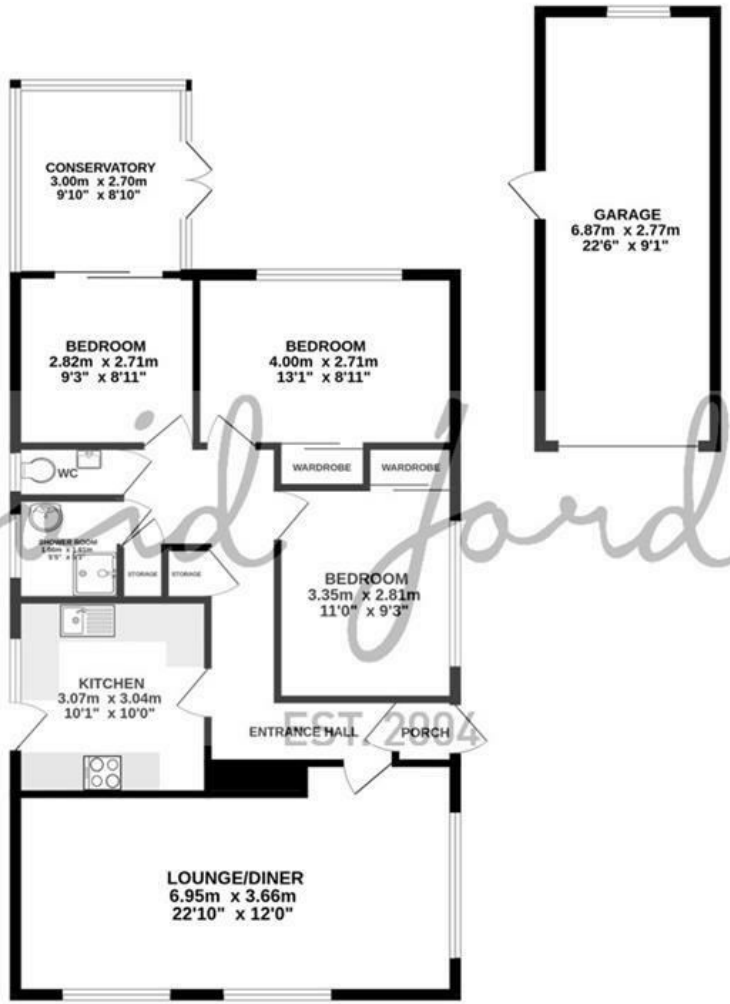
Further benefits include, gas central heating, double glazing and being sold with no onward chain.

- THREE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN THE POPULAR SOUTH EAST CORNER OF SEAFORD
- SOUTH FACING LOUNGE/DINER WITH VIEWS TOWARDS SEAFORD HEAD GOLF COURSE
- MODERN KITCHEN
- SHOWER ROOM WITH SEPARATE CLOAKROOM
- GENEROUS-SIZED REAR GARDEN WITH MATURE SHRUBS AND BUSHES
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED SINGLE GARAGE ACCESSED VIA ELECTRIC ROLLER DOOR
- OFFERED FOR SALE WITH NO ONWARD CHAIN





GROUND FLOOR
105.6 sq.m. (1136 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 105.6 sq.m. (1136 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: D

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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