



57 VALLEY DRIVE, SEAFORD, BN25 3BN

£375,000

This spacious two bedroom detached bungalow is situated in a popular residential area within approximately half a mile of Cradle Hill Primary School and a parade of shops in Lexden Road.

Seaford town centre and railway station with links to Lewes, Brighton and London Victoria, are approximately one and a quarter miles distant.

The property offers good sized, well laid out rooms. Accommodation comprises entrance hall, southerly aspect lounge / diner, kitchen, two bedrooms, and a bathroom.

The rear garden is fence enclosed, mainly laid to lawn with patio area. The front paved driveway affording off road parking for several vehicles leads to the detached single garage.

Further benefits include, gas central heating and double glazing. An internal inspection is advised to appreciate the accommodation on offer.

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN A POPULAR LOCATION
- CLOSE TO LOCAL BUS ROUTE AND SHOP
- SPACIOUS LOUNGE / DINER
- KITCHEN
- BATHROOM
- GENEROUS-SIZED REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE



Accommodation

ENTRANCE HALL

Cupboard with shelving and clothes rail. Cupboard housing gas and electric meters. Radiator.

LOUNGE / DINER

Dual aspect. Two large windows to front. Small window to side. Two radiators. Electric fire with surround.

KITCHEN

Range of base and wall units. Space for fridge freezer, washing machine and cooker. Cooker hood. Wall-mounted Worcester gas boiler. One and a half bowl sink and drainer. Door out to side.

INNER HALL

Access to loft via hatch. Airing cupboard with shelving, housing water tank.

BATHROOM

Bath with shower. WC. Wash hand basin. Radiator. Two obscured windows.

BEDROOM ONE

Two sets of built-in cupboards. Mirror-fronted built-in wardrobes. Radiator. Window to rear overlooking the garden.

BEDROOM TWO

Patio doors to rear garden. Radiator.

Outside

FRONT

Driveway affording off road parking for two vehicles. Lawn area. Access to garage via up-and-over door.

REAR GARDEN

Fully fence enclosed. Mainly laid to lawn. Patio. Range of shrubs and bushes. Personal door into:

GARAGE

Power and light. Up-and-over door.

Disclaimer

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.

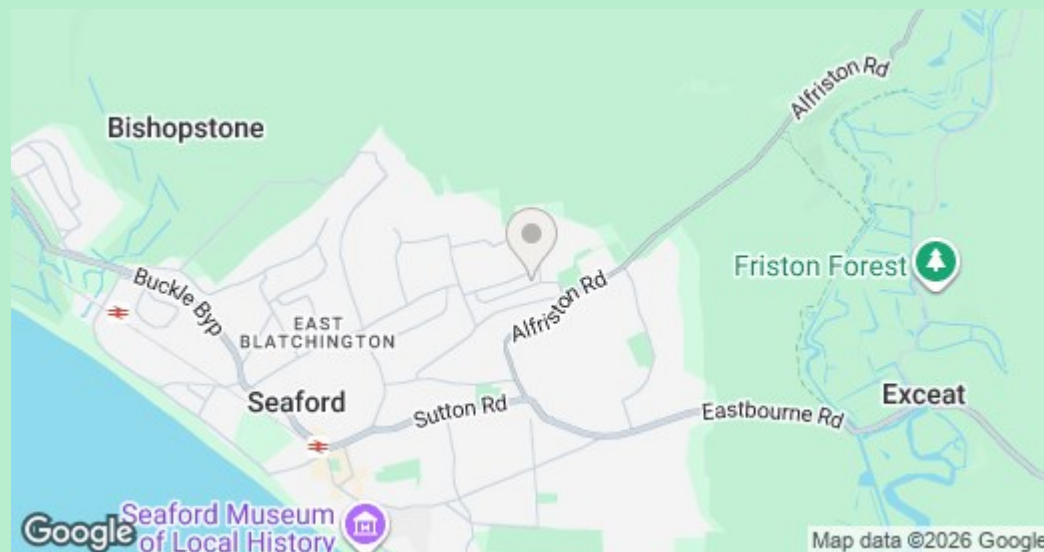
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATE (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.

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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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EST. 2004