



42A ROOKERY WAY SEAFORD, BN25 2TD

£350,000
FREEHOLD

Guide Price £350,000 - £375,000. Nestled in the charming area of Bishopstone, Seaford, this delightful detached bungalow offers a wonderful opportunity for those seeking a spacious and versatile home. Boasting an impressive 986 square feet, the property features two generous double bedrooms, one with en suite, a family bathroom, kitchen and a through lounge diner which leads onto the conservatory.

One of the standout features of this bungalow is the stunning views that can be enjoyed from various vantage points within the home. The large rear garden is also a perfect blank canvas for someone to create their own space enjoying those stunning views. The property also benefits from a garage.

Although the bungalow is in need of some modernisation, it presents a fantastic opportunity for buyers to put their own stamp on the property. Furthermore, there is huge potential to extend the home, subject to obtaining the relevant consents, allowing for the possibility of creating additional living space or bedrooms to suit your needs.

Whether you are looking to downsize, invest, or find a family home with huge potential, this bungalow is a must-see and is sold with no ongoing chain.

Nicholas James

SALES LETTINGS AUCTIONS





42A Rookery Way

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280218)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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