



62 Lexden Road, Seaford, East Sussex, BN25 3BA

**62 Lexden Road,  
Seaford, East Sussex,  
BN25 3BA**

**£500,000**

A beautifully presented and extended three bedroom detached bungalow with ample off road parking and garage.

The property has been refurbished to a high standard with internal accommodation comprising; three bedrooms offering aspects to the front and side, en-suite wc to the master suite and further deluxe bathroom boasting freestanding bath, walk in shower, wash hand basin and wc. The impressive 22' x 21' open plan kitchen/ living area boasts Bi-fold doors leading onto the rear garden and wood burner. The classy and sleek kitchen has matching wall and base cupboards, integrated appliances, island with hob and extractor over. A porch and utility/ study area complete the accommodation internally.

To the front the drive is low maintenance offering ample off road parking leading to the garage with further lawn area. The rear garden is easterly

aspect backing onto primary school playing fields being secluded and boasting a decked seating area.

Lexden Drive is ideally situated for local primary school, shops and bus routes whilst also being enclosed by the South Downs National Park and enjoying one and a half miles of uncommercialised seafront, Seaford offers a wide range of shopping facilities, cafes, restaurants, public houses, railway links to Gatwick airport and London Victoria and bus services to Eastbourne/Brighton and outlying villages. There are several nursery and primary schools, secondary school and sixth form college. Leisure activities include a Leisure centre, tennis, bowls, sailing club, two golf courses and numerous other recreational facilities. A park with play area can be found within a few hundred yards of the property









**Entrance Porch**

**Entrance Hall**

**Open Plan Kitchen/Living room**

22'1" x 21'7" (6.73m x 6.58m)

**Utility**

22'1" x 5" (6.73m x 1.52m)

**Bedroom One**

21'10" x 12" (6.65m x 3.66m)

**En-Suite WC**

5'11" x 2'10" (1.80m x 0.86m)

**Bedroom Two**

13'9" x 10" (4.19m x 3.05m)

**Bedroom Three**

10'6" x 7'7" (3.20m x 2.31m)

**Deluxe Bathroom**

14'9" x 6'9" (4.50m x 2.06m)

**Garage**

19'6" x 9'7" (5.94m x 2.92m)

**EPC: D**

**Council Tax Band: D**





## 62 Lexden Road, BN25 3BA

Approximate Gross Internal Floor Area = 129.31 sq m / 1392 sq ft

Garage Area = 17.36 sq m / 187 sq ft

Total Area = 146.67 sq m / 1579 sq ft

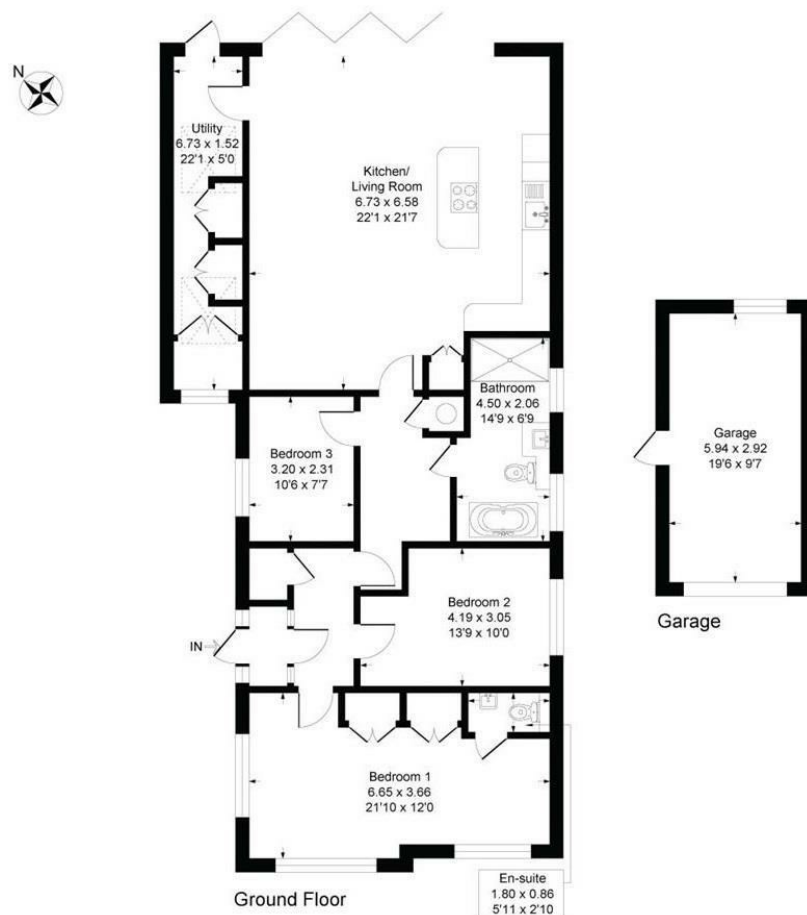


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[rowlandgorringe.co.uk](http://rowlandgorringe.co.uk)

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.

**ROWLAND  
GORRINGE**