



4 Lucinda Way, Seaford, BN25 3JD

ROWLAND
GORRINGE

4 Lucinda Way
Seaford
BN25 3JD

£475,000

This detached 3 bedroom bungalow has been extended to the rear and now offers a sizeable 21' L-shaped living/dining room with 2 sets of French doors onto the attractive rear garden. The kitchen sits to the front of the property with plantation shutters as well as access to the enclosed side passage with secure doors to the front and rear. Bedroom 1 is a generous 15' x 13' and a walk-in wardrobe. Bedroom 3 has been converted from the original garage and is now a guest bedroom as well as office/study with a through aspect. The bathroom/wc was refurbished in 2025 and a separate wc complete the accommodation. A feature to note is that there is air conditioning units (with hot & cold settings) to the kitchen, primary bedroom and living room.

The private rear garden is easterly facing with 2 patio areas, established shrubs/ trees, a central lawn with magnolia tree, 2 summerhouses and a shed – all with power. The front garden is predominantly laid to block brick with decorative shrubs and climbers.

Lucinda Way is conveniently situated for Blatchington golf club, lovely countryside walks and local shops located on nearby Lexden Road. Seaford town centre with its range of shops, cafes, restaurants, pubs, beach, bus and rail services can be found within one and a half miles – a local bus service provides access and can also be found on Lexden Road. Seaford itself is surrounded by the South Downs National Park and sea (the beach has an uncommercialised promenade



- Approximately 1097sq ft.
- 3 Bedrooms
- L-Shaped Living/Dining Room
- Bathroom/WC & Separate WC
- Private Garden
- Detached Bungalow
- Superbly Presented Throughout
- Block Brick Drive
- Extended
- Tenure: Freehold



Hall
L-Shaped Living/Dining Room
6.76m x 6.40m max (22'2" x 20'11" max)
Kitchen 3.63m x 2.44m (11'10" x 8'0")
Bathroom/WC
Separate WC
Bedroom 1 4.68m x 4.14m (15'4" x 13'6")
- Walk-in Wardrobe
Bedroom 2 3.00m x 2.95m (9'10" x 9'8")
Bedroom 3/Study 5.24m x 1.73m (17'2" x 5'8")
Side Porch
Rear Garden
Drive/Hard Standing
Council Tax Build: D
EPC: C
Tenure: Freehold





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Ground Floor

Approx. 112.0 sq. metres (1206.0 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorringe Estate Agents

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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.

