



**3 Bed  
Bungalow - Detached  
located in Deal Avenue**



# 16 Deal Avenue

## Seaford

### BN25 3LN



## Asking Price £475,000

A beautifully presented three-bedroom detached bungalow occupying a generous and secluded plot in a popular location on the north-eastern outskirts of Seaford. Ideally positioned close to local shops, Chyngton Primary School, open countryside and regular bus services to Seaford town centre, Brighton and Eastbourne. The property offers well-proportioned and versatile accommodation, including a spacious lounge, superb four-piece bathroom, well-appointed kitchen, dining/reception room with bi-fold doors to the rear garden. Outside, the property benefits from a large established rear garden, timber workshop, large garage and generous off-road parking. Further benefits include replacement UPVC double glazing and gas-fired central heating with a modern boiler. Viewing is strongly recommended. EPC Rating | Council Tax Band D

A well-presented three-bedroom detached bungalow situated in a popular residential location towards the north-eastern outskirts of Seaford. The property occupies a generous plot and enjoys an enviable position close to local shops, Chyngton Primary School, open countryside and regular bus services providing access to Seaford town centre, Brighton and Eastbourne.

The bungalow offers spacious and versatile single-level accommodation, complemented by an impressive rear garden, garage, workshop and generous off-road parking.

An entrance porch leads into the property through a composite double glazed front door. The entrance hall provides access to all principal rooms and features oak-effect wood flooring, a radiator and loft access.

The lounge is a comfortable and welcoming reception room, enjoying a double glazed bay window fitted with plantation shutters. A feature fireplace provides an attractive focal point with provision for a wood-burning stove, while two radiators ensure a comfortable environment.

There are three bedrooms. Bedroom one benefits from a double glazed bay window with plantation shutters and a mirrored-fronted wardrobe. Bedroom two has a side-facing double glazed window, while bedroom three enjoys a pleasant outlook over the rear garden.

The family bathroom has been superbly presented and features a stylish four-piece suite comprising a freestanding bath with central mixer tap, large shower enclosure with rain-head shower and extractor, pedestal wash hand basin and low-level WC. Tiled walls and flooring are complemented by a chrome ladder-style heated towel rail.

The kitchen is well appointed with an attractive range of matching wall and base units, complemented by work surfaces incorporating a four-ring gas hob with extractor over and sink and drainer unit with mixer tap. Additional appliances include a separate double oven, integrated full height fridge, separate full height freezer, dishwasher and washing machine. There is a concealed modern boiler, vertical radiator, tiled splashbacks and oak-effect flooring. An opening leads through to the dining/reception room.

The dining room/reception room is a particularly appealing space, featuring double glazed bi-fold doors opening directly onto the rear garden. A side-facing double glazed window and feature skylight provide an abundance of natural light, while the oak-effect flooring continues through from the kitchen. This versatile room is ideal for dining, entertaining or relaxing and creates a wonderful connection between the house and garden.

### Outside

The property benefits from a large, level and well-established rear garden, providing an excellent degree of privacy and featuring a wonderful variety of mature plants, flowers, shrubs and bushes. A spacious paved patio area immediately adjoins the dining/reception room, creating an ideal space for outdoor dining and entertaining. An electric awning provides shade when required. Beyond the patio, the garden is predominantly laid to lawn, with a secluded area featuring a concrete base which would be particularly well suited to a hot tub. A large timber workshop provides excellent additional storage and workspace and will appeal to those requiring room for hobbies or practical use.

The property also benefits from a substantial garage, equipped with power and lighting, an electric door and double glazed French-style doors providing access to the rear garden. To the front, a generous area of hardstanding provides off-road parking for several vehicles.

### Location

The property is situated towards the north-eastern outskirts of Seaford, in a popular residential area within easy reach of a range of local amenities. Local shops, Chyngton Primary School and the surrounding countryside are all conveniently accessible. Regular bus services provide connections into Seaford town centre, Brighton and Eastbourne, making the property particularly well placed for both local amenities and wider transport links. With its attractive presentation, spacious accommodation, excellent garden, useful garage and workshop, and convenient location, this is an appealing bungalow offering comfortable living with excellent outside space. An internal viewing is strongly recommended to fully appreciate what this property has to offer.

### Disclaimer

#### • Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

#### • Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.



- Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.
- Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

- Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

- These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.





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Approximate Gross Internal Floor Area = 105.45 sq m / 1135 sq ft

Garage = 22.12 sq m / 238 sq ft

Total = 127.57 sq m / 1373 sq ft

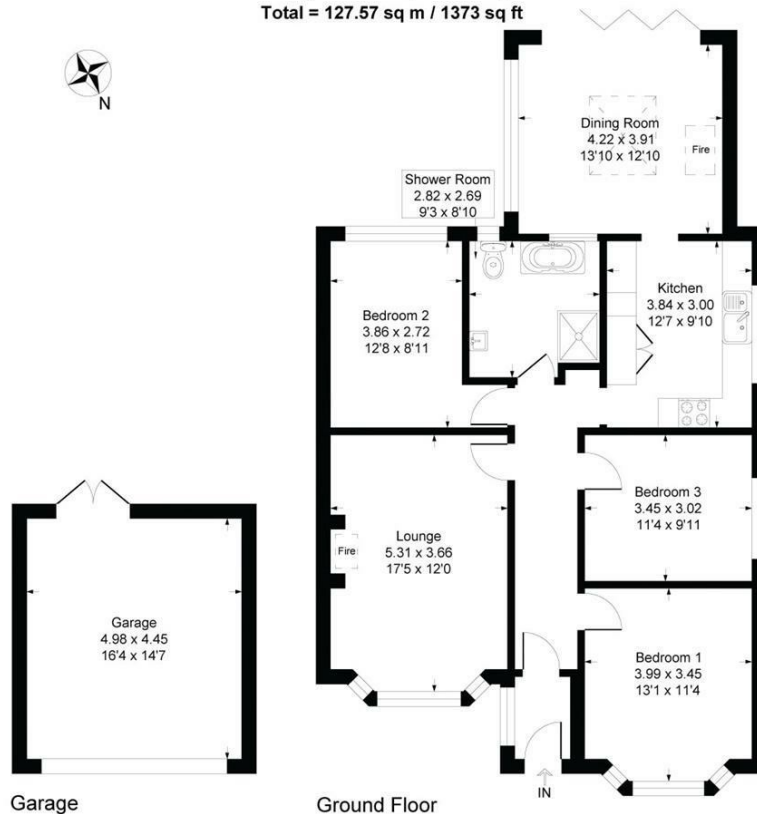


Illustration for identification purposes only, measurements are approximate, not to scale

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 70                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

#### CONTACT

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