11 Sandgate Close, Seaford, BN25 3LL

ROWLAND GORRINGE

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Seaford
BN25 3LL

£450,000

An extended three bedroom detached bungalow in a quiet close within walking distance to local shops, school and downland walks.

This light and bright bungalow has been extended to the rear, with spacious accommodation comprising; three bedrooms, ensuite shower room, family bathroom and fantastic open plan living overlooking the delightful south facing rear garden and opening directly onto the large feature decking area.

To the front there is ample off road parking leading the garage, whilst the rear garden is a great size being the favoured southerly aspect, laid to lawn with remainder decked seating area.

The South Downs National Park and a local parade of shops can all be located within less than three quarters of a mile. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants and public houses. The property is in close proximity to main and local bus routes and there are rail links to Gatwick Airport and London Victoria from Seaford station. Seaford itself is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront.

- 1303 Square Feet
- Bungalow
- South Facing Garden
- Garage & Parking
- Detached
- Extended
- Cul-de-Sac
- No Ongoing Chain

Entrance Hall	
Open Plan Kitchen/Living Room	7.70m x 5.79m (25'3" x 19'0")
Bedroom One	3.43m x 3.25m (11'3" x 10'8")
En-Suite	
Bedroom Two	4.06m x 3.25m (13'4" x 10'8")
Bedroom Three	3.00m x 2.54m (9'10" x 8'4")
Bathroom	
Rear Garden	
Garage	6.93m x 3.15m (22'9" x 10'4")
Garden Store	3.86m x 2.31m (12'8" x 7'7")

EPC: C

Council Tax Band: D

Rowland Gorringe Estate Agents

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The Property Ombudsman

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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.

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