



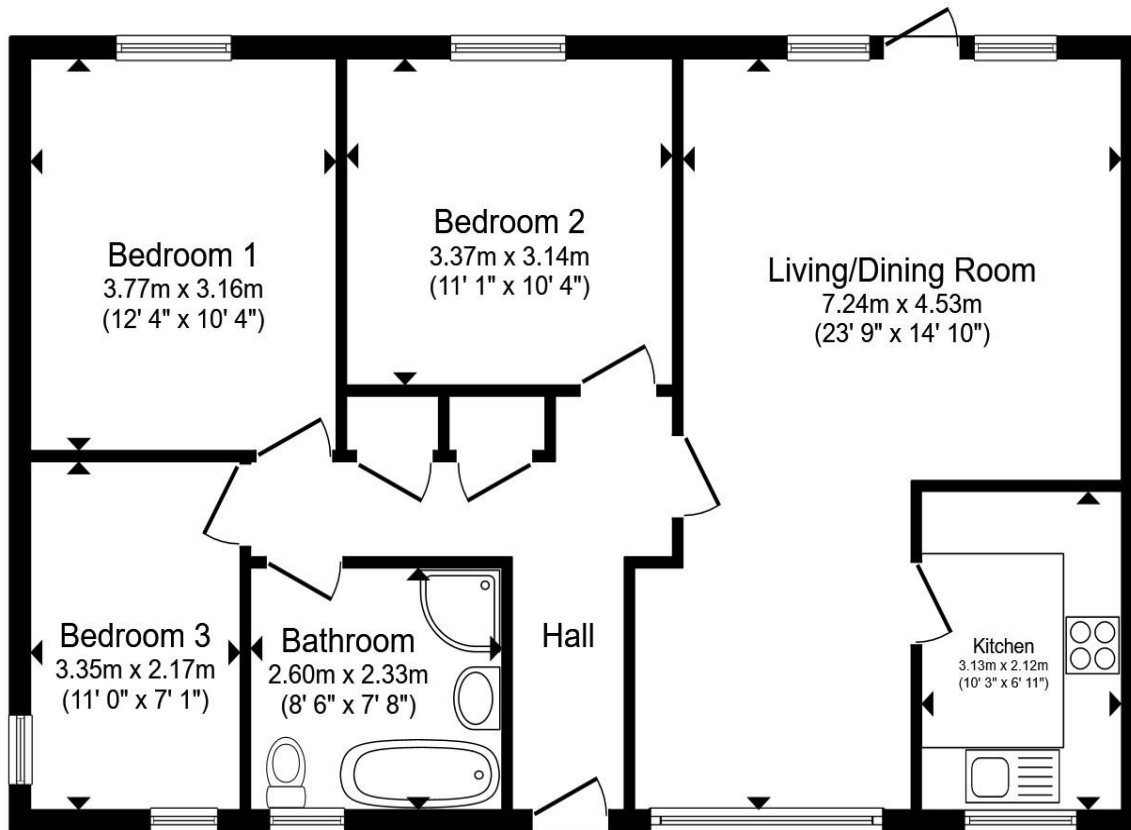
**Poynings Close, Seaford, BN25 4EP**

**welcome to**

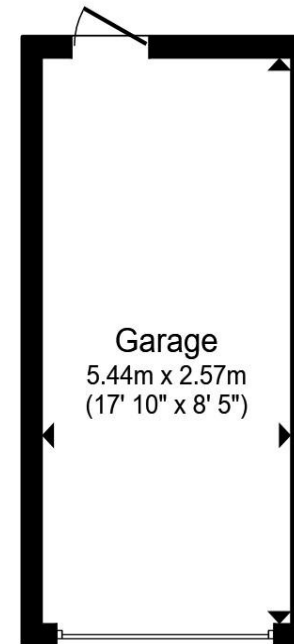
## **Poynings Close, Seaford**

Charming three-bedroom detached bungalow on a corner plot featuring an open-plan living area and a large kitchen. Three double bedrooms offering plenty of space, complemented by a bathroom with both a separate shower and bath. Also a large garden with a swimming pool!





**Floor Plan**



**Garage**

**Entrance Hall**

**Living/Dining Room**

23' 9" x 14' 10" ( 7.24m x 4.52m )

**Kitchen**

10' 3" x 6' 11" ( 3.12m x 2.11m )

**Bedroom One**

12' 4" x 10' 4" ( 3.76m x 3.15m )

**Bedroom Two**

11' x 7' 1" ( 3.35m x 2.16m )

**Bedroom Three**

11' 1" x 10' 4" ( 3.38m x 3.15m )

**Bathroom**

8' 6" x 7' 8" ( 2.59m x 2.34m )

**Rear Garden**

**Front Garden**

**Driveway & Garage**

Total floor area 95.3 m<sup>2</sup> (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Agent's Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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## Poynings Close, Seaford

- DETACHED BUNGALOW
- SOUTH EAST CORNER
- THREE DOUBLE BEDROOMS
- LARGE SOUTH FACING GARDEN
- SWIMMING POOL

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over  
**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEA105618 - 0005

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