

26 BEACON DRIVE, SEAFORD, BN25 2JX

£575,000

This detached three bedroom bungalow, occupying one of the largest of designs, set back from the road with a generous size frontage. Conveniently situated in a much sought after area, with easy access via Firle Road to the South Downs, bus services, Seaford Golf Club and the local shop in Princess Drive. Seaford town centre is approximately one mile away and offers a variety of shops, café/bars and a railway station. Just beyond the town centre is Seaford's unspoilt seafront and beach.

The property comprises three good size bedrooms, with bedroom three currently arranged as an office, a sitting/dining room, kitchen/breakfast room and bathroom. Bedroom one an en-suite shower room.

The property also benefits from a well maintained rear garden, integral garage with electric roller door and off road parking. Further benefits include gas-fired central heating and double glazed exterior windows and doors.

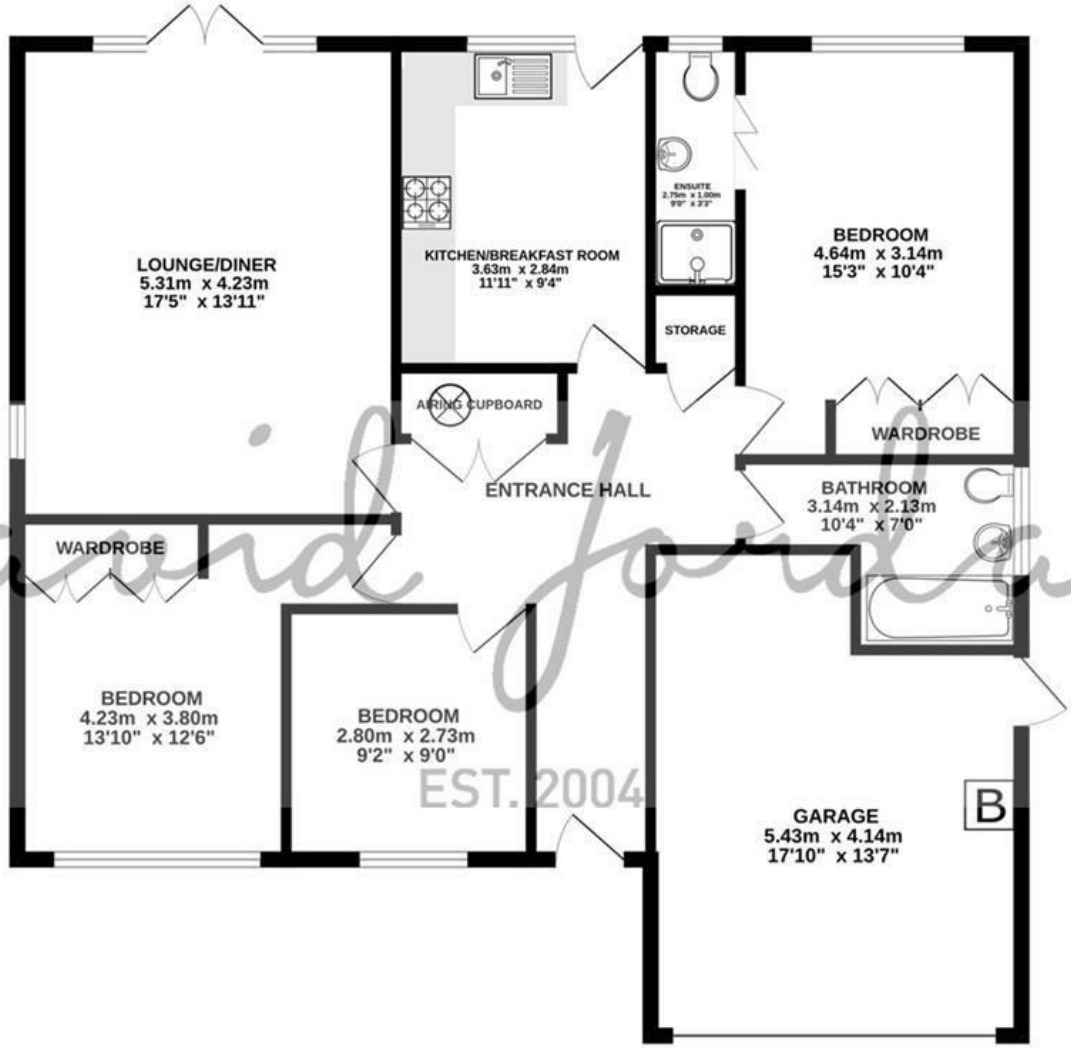
The property is offered for sale with no onward chain.

- DETACHED CHAIN FREE BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS WITH BEDROOM THREE CURRENTLY ARRANGED AS A STUDY
- BATHROOM AND EN-SUITE SHOWER ROOM
- KITCHEN / BREAKFAST ROOM
- INTEGRATED GARAGE WITH ELECTRIC ROLLER DOOR
- APPROXIMATELY A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- WELL MAINTAINED REAR GARDEN
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- OFFERED FOR SALE WITH NO ONWARD CHAIN.





GROUND FLOOR
110.2 sq.m. (1187 sq.ft.) approx.



David Jordan
EST. 2004

26 BEACON DRIVE SEAFORD

TOTAL FLOOR AREA : 110.2 sq.m. (1187 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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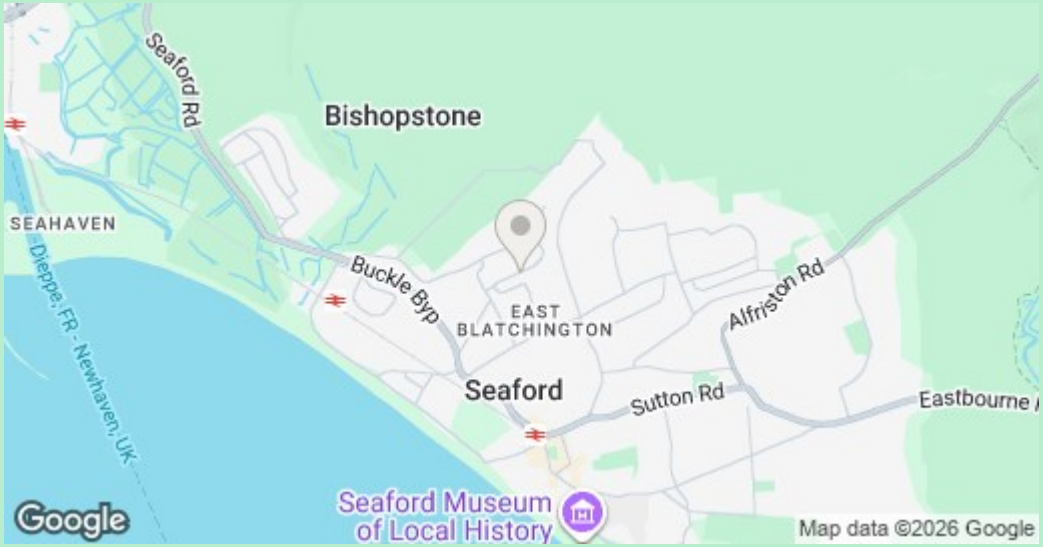
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

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