



20 KINGSMEAD WALK, SEAFORD, EAST SUSSEX, BN25 2EX

£450,000



An attractive three bedroom detached bungalow, situated in a quiet residential road in the popular Blatchington area of Seaford. Local and main bus service operating along the A259 between Eastbourne and Brighton are within easy reach. Seaford town centre and railway station are approximately half a mile distant.

The accommodation comprises of an L-shaped entrance hall, lounge/dining room, kitchen, three bedrooms and a shower room.

The rear garden has the advantage of being fence enclosed with lawn, flower beds and a patio.

The open plan front garden has a paved driveway offering off street parking and detached garage, approached via an up and over door. Gated access to both sides of the property leads to the rear garden.

The property further benefits from uPVC double glazing, gas central heating and potential to extend into roof space (subject to necessary planning permission).

Offered for sale with vacant possession and no onward chain.

- THREE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN A QUIET CUL-DE-SAC
- TRIPLE ASPECT LOUNGE/DINER
- SHOWER ROOM
- LOCATED WITHIN 0.7 MILES OF SEAFORD TOWN CENTRE
- GENEROUS-SIZED REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN





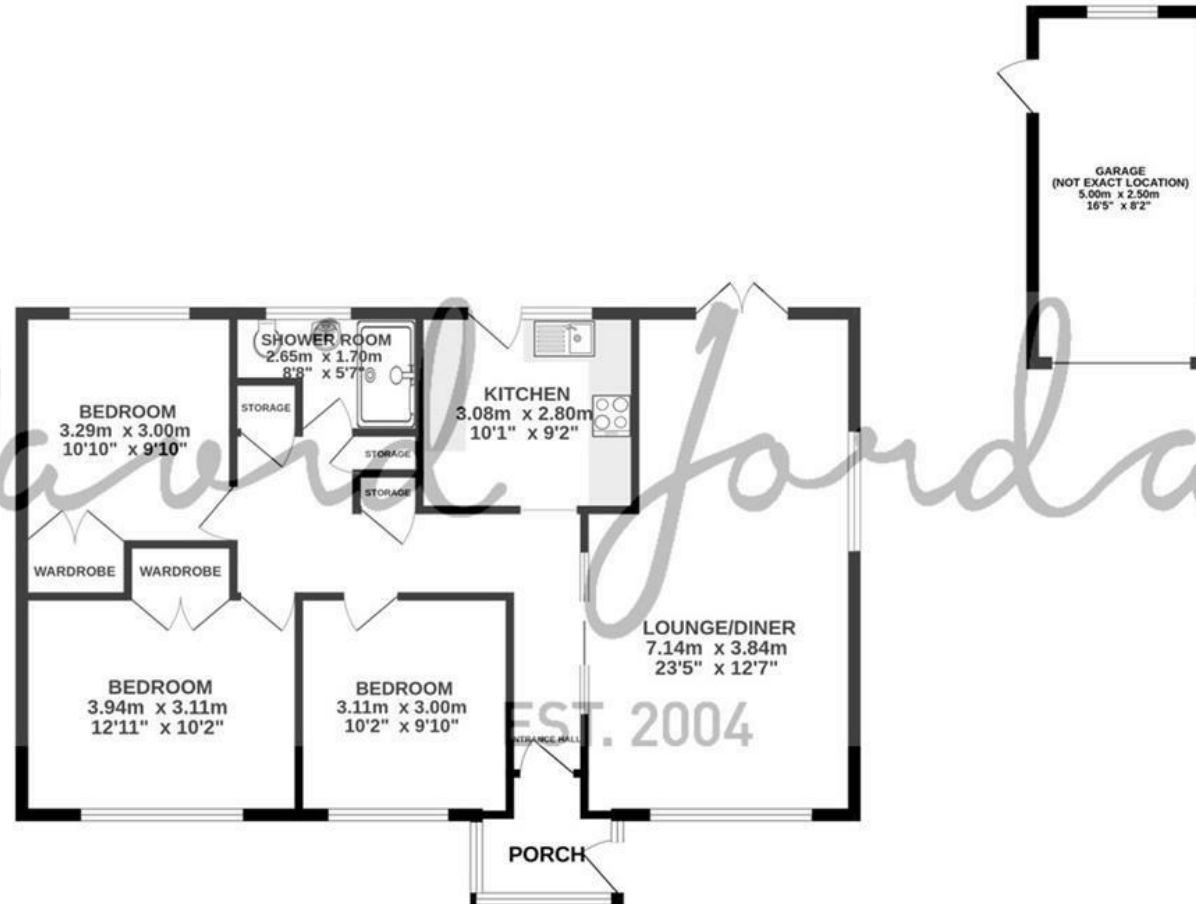








GROUND FLOOR  
99.4 sq.m. (1070 sq.ft.) approx.



20 KINGSMEAD WALK SEAFORD

TOTAL FLOOR AREA : 99.4 sq.m. (1070 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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## Accommodation

Entrance door to:

PORCH

Windows to front and side. Door into:

ENTRANCE HALL

Wood block flooring. Radiators. Cupboard housing fuse board and electric meter. Cupboard housing water tank. Storage cupboard.

LOUNGE/DINER

Triple aspect. Two radiators. Patio doors to garden.

KITCHEN

Range of base and wall units. Space for fridge freezer, cooker, washing machine. Door out to rear garden. Sink and drainer. Window overlooking the garden. Part tiled walls. Tiled floor.

BEDROOM ONE

Built-in wardrobes. Window to rear overlooking the garden. Radiator.

BEDROOM TWO

Built-in wardrobes. Window to front. Radiator.

BEDROOM THREE

Window to front. Radiator.

SHOWER ROOM

Walk-in shower. WC. Wash basin with storage beneath. Radiator. Two obscured windows.

Outside

FRONT

Off road parking for two vehicles. Lawn area. Pathway leading to front door.

REAR GARDEN

Mainly laid to lawn. Fence enclosed. Patio. Range of mature trees and bushes. Personal door into:

GARAGE

Access via up-and-over door. Power and light. Personal door to rear.

Disclaimer

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.



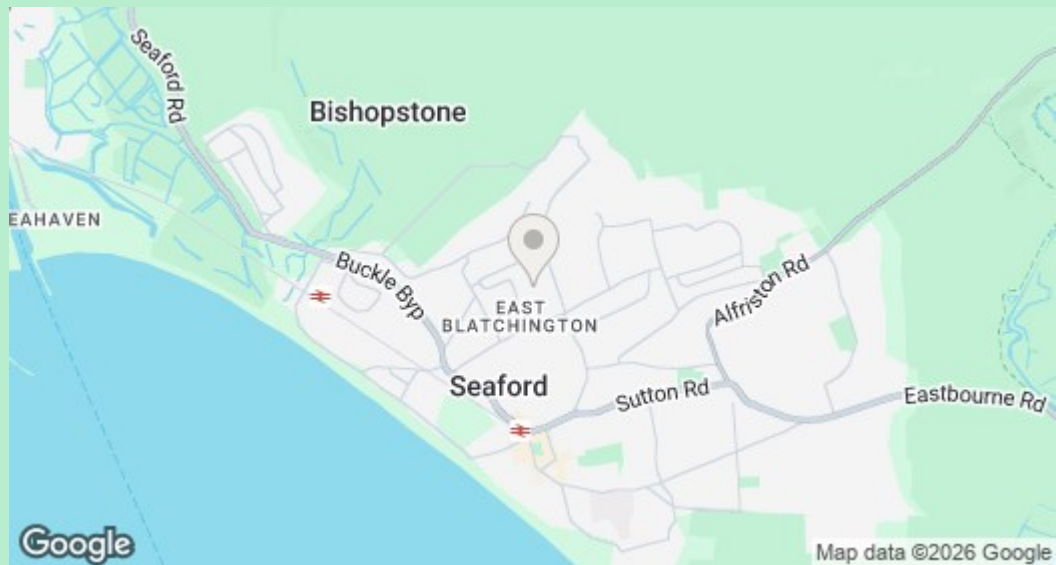




## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D



## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

## 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.

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EST. 2004