



41 Lexden Road, Seaford, BN25 3BE

ROWLAND
GORRINGE

41 Lexden Road Seaford BN25 3BE

£450,000

A immaculately presented three bedroom detached bungalow ideally situated close to schools and local amenities.

This stunning bungalow is finished to an excellent standard throughout with internal accommodation comprising; Welcoming entrance hall, A bright modern kitchen, beautifully presented with matching sage green shaker wall and base units, white metro-tile splashback and wood effect flooring. The kitchen is fitted with a variety of built in appliances including range cooker, dishwasher, sink, drainer unit, breakfast bar and combination tap. There is further space for ample appliances. The through aspect living room is very generously sized and features a large window providing an abundance of natural light. To the rear there is a uPVC built conservatory perfect for a dining space.

There are three well proportioned bedrooms, 2 of which are generously sized double bedrooms. A well presented shower room, fully tiled with contemporary grey stone-effect tiles and fitted with stand alone shower, wc, storage unit and wash hand basin.

The attractive south westerly facing rear garden is mainly laid to lawn finished with a full width patio stretching along the property perfect for relaxing, enjoying the sunlight or hosting guests. To the front the drive is low maintenance offering ample off road parking leading to the garage with further lawn area.

Further benefits include garage and ample off road parking.

Lexden Road is ideally situated for local primary school, shops and bus routes whilst also being enclosed by the South Downs National Park and enjoying one and a half miles of uncommercialised seafront. Seaford offers a wide range of shopping facilities, cafes, restaurants, public houses, railway links to Gatwick airport and London Victoria and bus services to Eastbourne/Brighton and outlying villages. There are several nursery and primary schools, secondary school and sixth form college. Leisure activities include a Leisure centre, tennis, bowls, sailing club, two golf courses and numerous other recreational facilities. A park with play area can be found within a few hundred yards of the property



- Approximately 1201 sqft
- Attractive Rear Garden
- Ample Off Road Parking
- Close to Local Amenities
- Three Bedrooms

- Immaculately Presented Throughout
- Garage
- Close to Schools
- Close to Bus Routes
- Through aspect Living Room



Kitchen	3.53 x 3.53 (11'6" x 11'6")
Living Room	5.77 x 3.66 (18'11" x 12'0")
Dining Room	3.63 x 2.62 (11'10" x 8'7")
Bathroom	2.36 x 1.57 (7'8" x 5'1")
Bedroom 1	3.81 x 3.51 (12'5" x 11'6")
Bedroom 2	3.81 x 3.02 (12'5" x 9'10")
Bedroom 3	2.84 x 2.41 (9'3" x 7'10")
Garage	7.34 x 2.41 (24'0" x 7'10")
Rear Garden	
Front Garden	
EPC - C	
Council Tax - D	



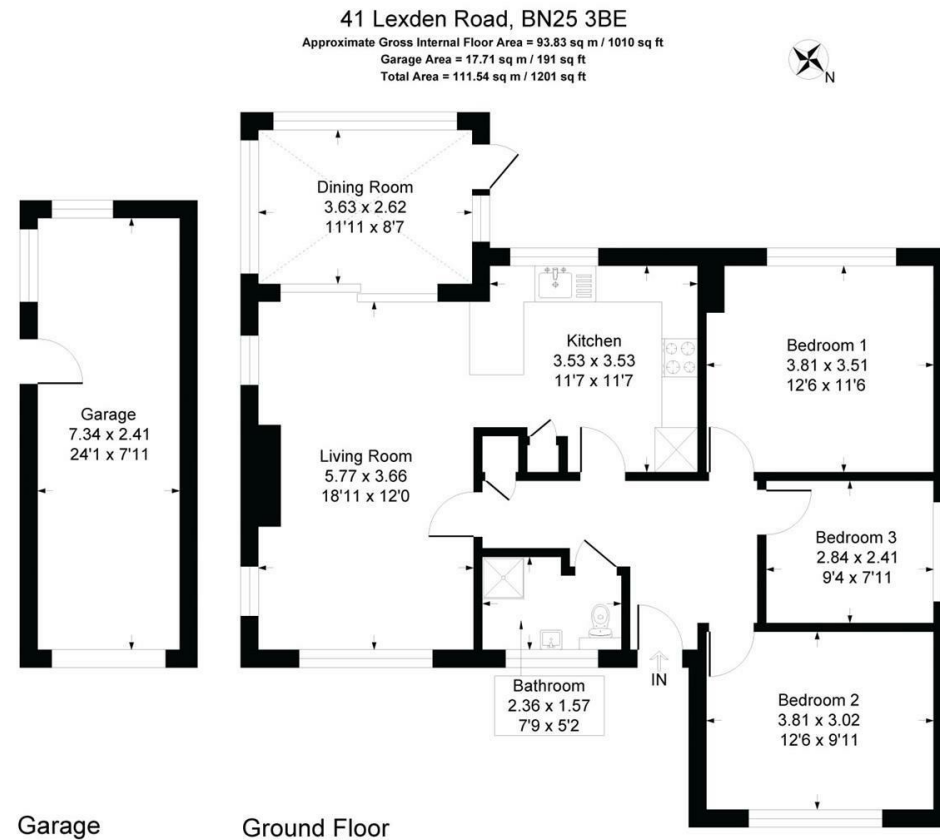


Illustration for identification purposes only, measurements are approximate, not to scale

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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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