



37 Kingston Way, Seaford, East Sussex, BN25 4NG

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Seaford

East Sussex  
BN25 4NG

£450,000

A deceptively spacious and extended two/ three bedroom detached bungalow located in the sought after south east quarter of Seaford.

The bungalow is presented nicely throughout whilst offering light and bright accommodation comprising of entrance porch, living room to the front aspect, kitchen breakfast room, three bedrooms, (third bedroom used as a study), master with en-suite shower, family bathroom, separate wc and rear conservatory. To the front the garden is well maintained being mainly laid to lawn with further ample off road parking leading to the garage, whilst the secluded garden is enclosed with central lawn, bedded borders, patio seating area and brick path leading to the shed.

Nb. recently refitted boiler under warranty, devolvement potential subject to planning

Situated in the sought after South/East side of Seaford within a half of a mile of the Downs Leisure Centre, schools, local shops, bus services to Eastbourne/Brighton and picturesque walks over the South Downs National Park. Approximately one and a half miles from Seaford town centre, Railway station and promenade. 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 and leisure activities including leisure centre, tennis, bowls, sailing clubs as well as two golf courses. Railway links to Gatwick airport and London Victoria. Bus services to Eastbourne/Brighton and out lying villages.

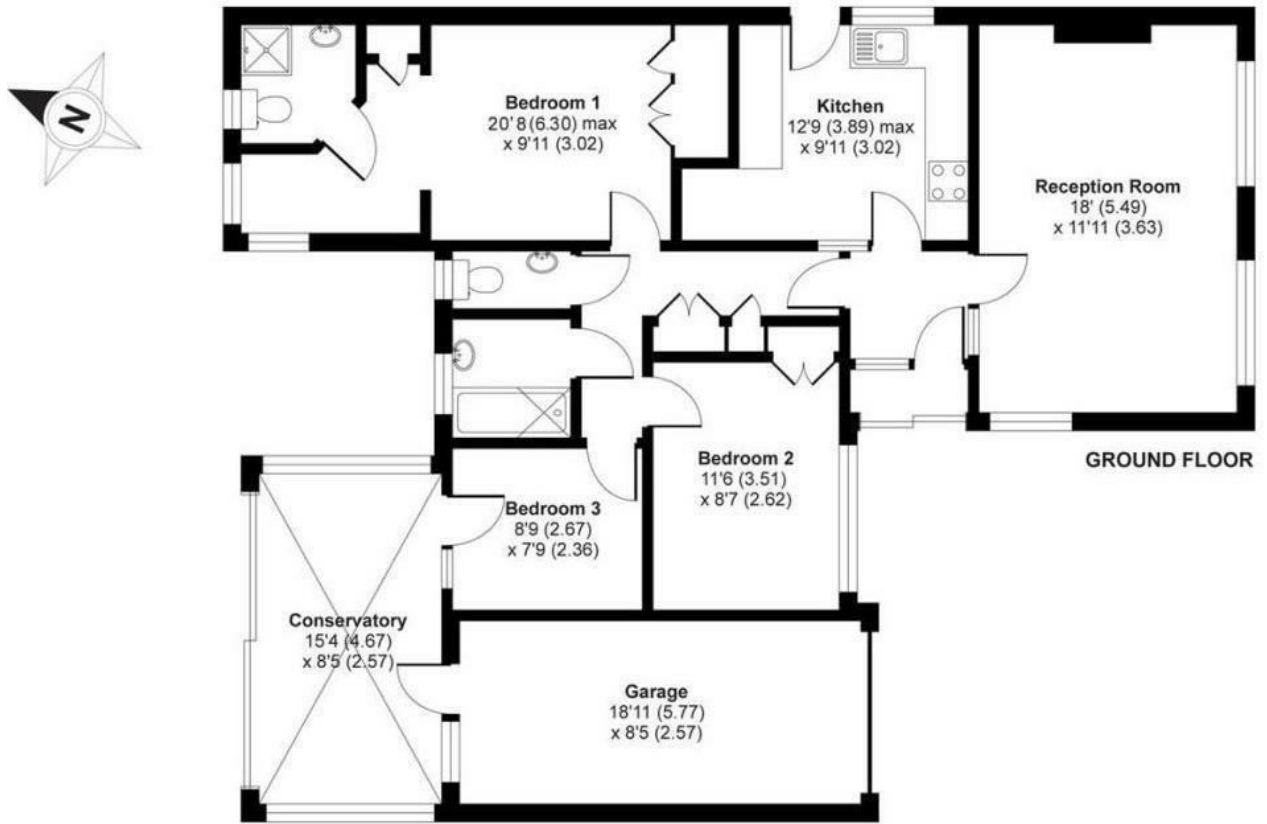


- Approximatley 1044 Square Metres
- Ensuite Shower Room
- Secluded Garden
- Garage
- Sought After Location
- Three Bedrooms
- South East Corner
- Conservatory
- Off Road Parking
- No Ongoing Chain



Entrance Porch	
Entrance Hall	
Kitchen	3.89m x 3.02m (12'9 x 9'11)
Living Room	5.49m x 3.63m (18'00 x 11'11)
Bedroom One	4.19m ext to 6.30m x 3.02m (13'9 ext to 20'8" x 9'11)
En-Suite	
Bedroom Two	3.51m x 2.62m (11'6 x 8'7)
Bedroom Three	2.67m x 2.36m (8'9 x 7'9)
Bathroom	
Seperate WC	
Conservatory	4.67m x 2.57m (15'4 x 8'5)
Garage	5.77m x 2.57m (18'11 x 8'5)
Rear Garden	
EPC: C	
Council Tax: D	
Tenure: Freehold	





**Rowland Gorrington Estate Agents**

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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.

