8 Churchill Road, Seaford, BN25 2UL

ROWLAND GORRINGE

8 Churchill Road
Seaford
BN25 2UL

£390,000

A superbly presented bungalow with views over the valley.

With an elevated position the bungalow has commanding views over the 'Valley Dip' development, which are enjoyed by both receptions, kitchen and bedroom 2. The through aspect living room has a bay window to the front and double doors into the conservatory to the rear. The conservatory with its commanding views has bi-folds doors onto a patio. The well appointed kitchen has a southerly aspect and door leading onto the garden. The modern refitted shower/wc has a double walk-in shower, whilst a vanity unit contains the washbasin and wc. There is also a separate wc with washbasin.

Outside: the southerly rear garden is slightly sloped but it is very private. Mainly laid to lawn, 3 patio areas, shed, secure side access, outside tap and secure storage area - located underneath the conservatory. To the front you will find a lawn as well as a substantial block brick drive/hardstanding that leads to the property and the garage (which has power).

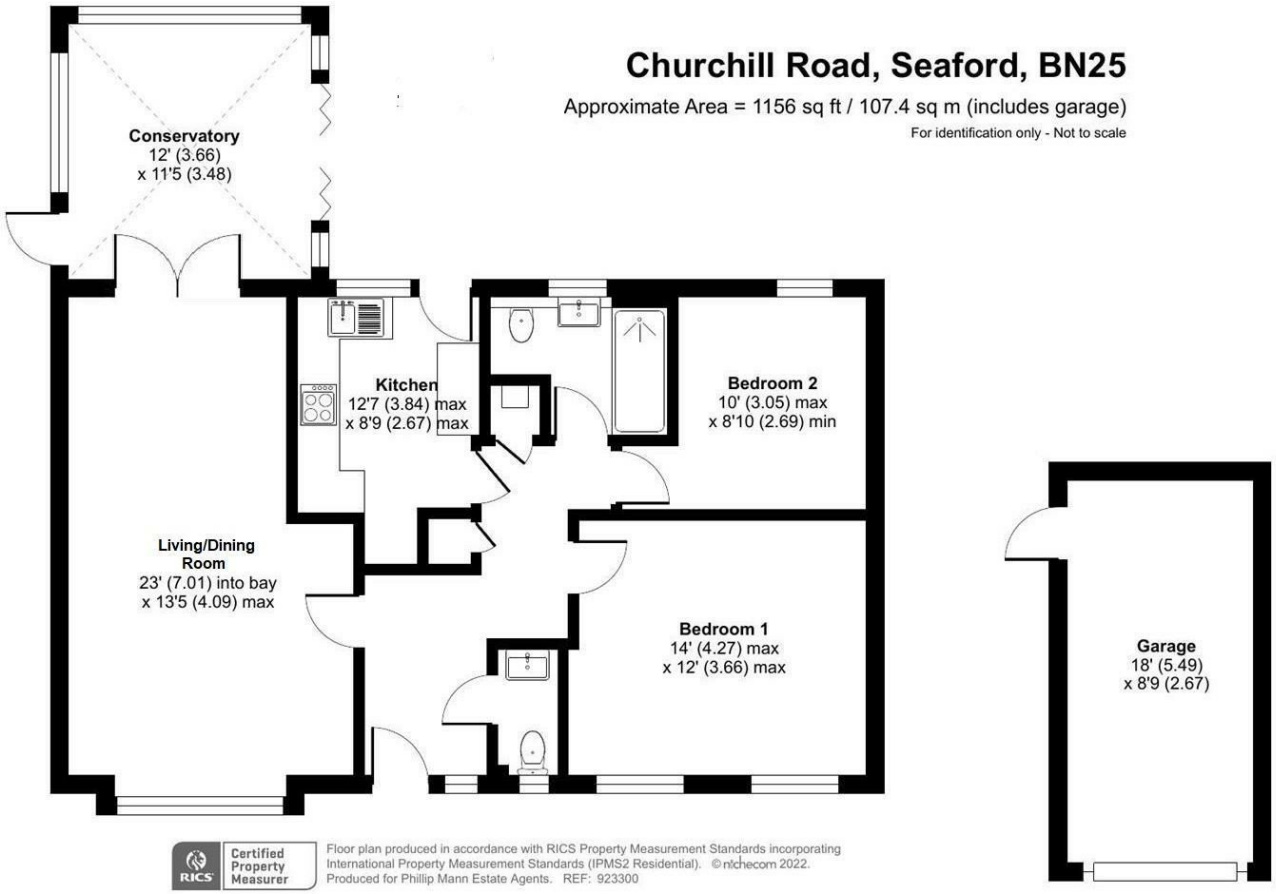
Churchill Road is located off Princess Drive with local Co-Op supermarket within approximately 5 minutes' walk. Seaford town centre with its range of shops, pubs, cafes, parks, bus and rail services, beach and promenade can be found within one and a half miles.

- Approximately 1074sq ft.
- 2 Bedrooms
- Through Aspect Living/Dining Room
- Garage
- South Facing Rear Garden
- Detached Bungalow
- Conservatory
- Well Presented Thoughout
- Large Block Brick Drive

Hall	
Living/Dining Room	7.01m x 4.09m (22'11" x 13'5")
conservatory	3.66m x 3.48m (12'0" x 11'5")
Kitchen	3.84m x 2.67m (12'7" x 8'9")
Shower Room/wc	
Bedroom 1	4.27m x 3.66m (14'0" x 12'0")
Bedroom 2	3.05m x 2.69m (10'0" x 8'9")
Separate WC	
Garage	5.49m x 2.67m (18'0" x 8'9")
Block Brick Drive	
Front Garden	
Rear Garden	

Council Tax Band: D

EPC: D



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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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