



CHOISYA KINGSMEAD LANE, SEAFORD, EAST SUSSEX, BN25 2LH

£625,000

This beautifully presented and spacious detached bungalow is offered for sale with no onward chain. Set towards the end of a private road, the property enjoys attractive and established gardens.

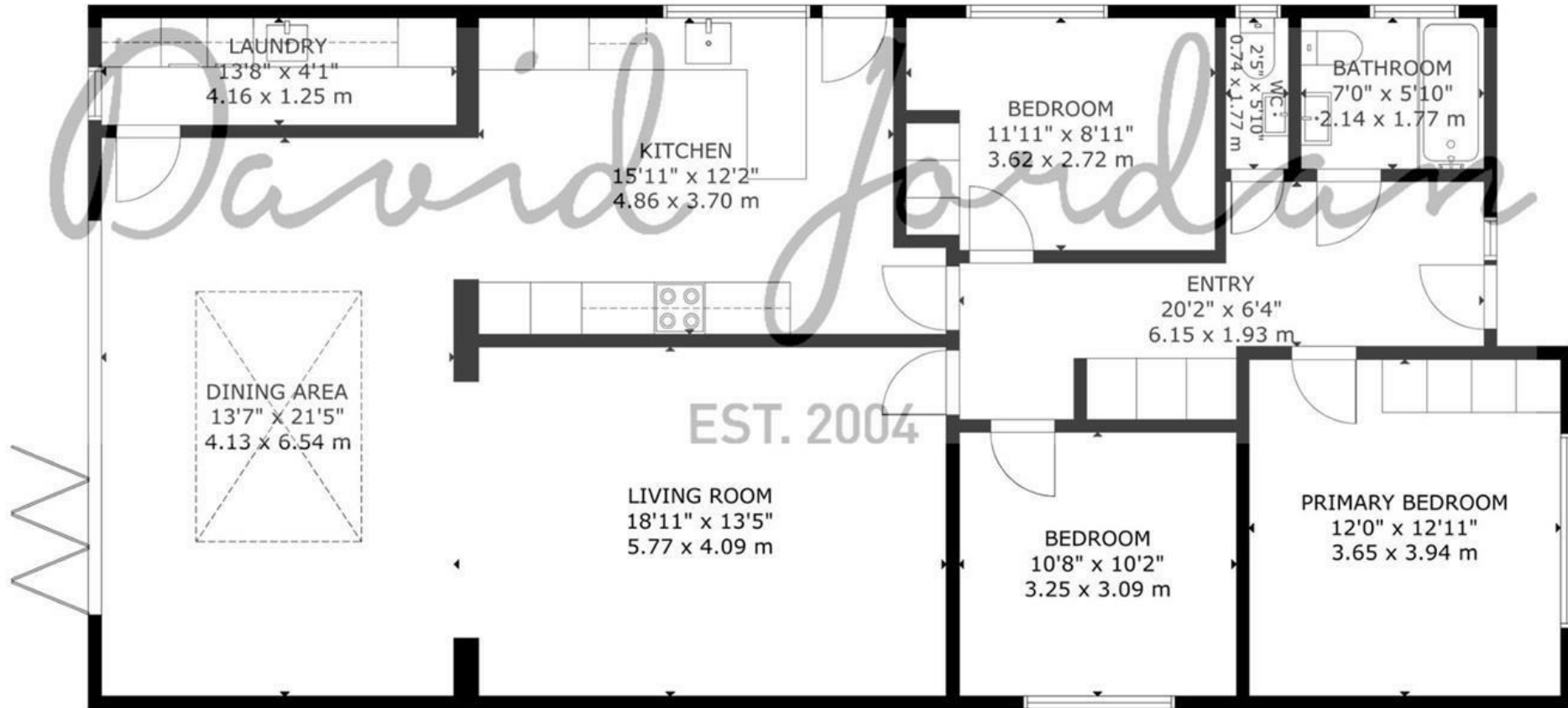
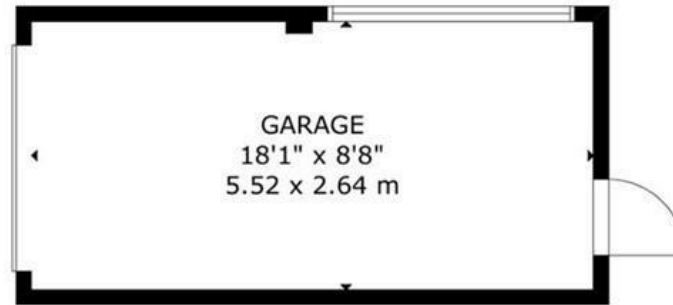
The light and airy accommodation comprises three double bedrooms and a modern kitchen that opens into an extension completed approximately ten years ago. This provides a superb dining area with underfloor heating, a ceiling lantern, and bi-fold doors opening onto the private, level rear garden. Further accommodation includes a utility room, a cosy sitting room, a bathroom with WC, and a separate WC.

Seaford town centre, with its wide range of shops, bus and rail services, park, and beach, lies within approximately half a mile. The town offers four excellent primary schools, an Ofsted-rated outstanding secondary school, two golf courses, a leisure centre, and is surrounded by farmland and the South Downs National Park.

Externally, the property is set within well-established gardens featuring patio areas, a level lawn with well-stocked beds and borders, and a variety of flowering trees and shrubs. To the front, there is off-road parking for several vehicles and access to the garage, which has an electric up-and-over door.

- EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW
- BEING SOLD WITH NO ONWARD CHAIN
- DINING AREA WITH UNDER FLOOR HEATING, CEILING LANTERN AND BI-FOLD DOORS
- MODERN AND SPACIOUS KITCHEN
- COSY LIVING ROOM
- UTILITY ROOM
- BATHROOM WITH WC AND SEPARATE WC
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND GARAGE
- LEVEL FRONT AND REAR GARDENS
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED





GROSS INTERNAL AREA
 TOTAL: 132 m²/1,423 sq ft
 FLOOR 1: 132 m²/1,423 sq ft
 EXCLUDED AREAS: GARAGE: 15 m²/157 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

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.



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EST. 2004