4 ARUNDEL ROAD, SEAFORD, BN25 4PS

£410,000

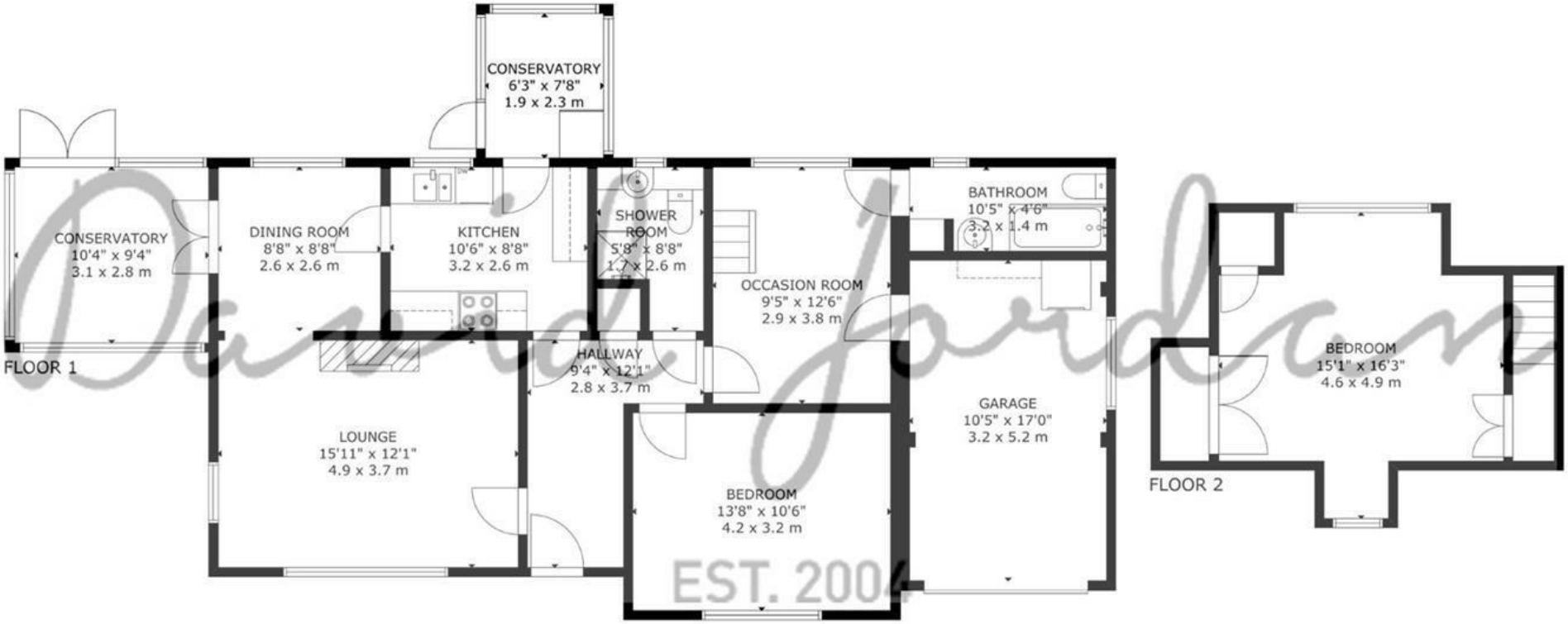
A detached chalet bungalow, ideally positioned close to Seaford Head, local schools and bus services operating along the A259 with links to both Eastbourne and Brighton. This charming property occupies a good size plot with gardens to the front, side and rear, along with a driveway and an integral garage.

Accommodation is arranged over two floors and is fairly versatile. The ground floor has a good size lounge leading onto the dining room which enjoys access to both the kitchen and conservatory.

There is also a double second bedroom and the former third bedroom/occasional room which leads to both en-suite bathroom and conveniently to the integral garage. The first floor main bedroom is of a good size.

Other features and benefits include gas central heating and majority double glazing. The property is being sold with no onward chain.

- DETACHED CHALET BUNGALOW
- TWO BEDROOMS
- GROUND FLOOR BEDROOM THREE/OCCASIONAL ROOM WITH EN-SUITE BATHROOM
- KITCHEN
- L-SHAPED LOUNGE/DINER
- INTEGRAL GARAGE
- GROUND FLOOR SHOWER ROOM
- FRONT, SIDE AND REAR MATURE GARDENS
- GAS CENTRAL HEATING AND MAJORITY DOUBLE GLAZED
- BEING SOLD WITH NO ONWARD CHAIN



GROSS INTERNAL AREA
TOTAL: 115 m²/1,236 sq ft
FLOOR 1: 92 m²/992 sq ft, FLOOR 2: 23 m²/244 sq ft
EXCLUDED AREAS: GARAGE: 16 m²/178 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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