



48 Farm Close, Seaford, BN25 3RZ

ROWLAND
GORRINGE

48 Farm Close Seaford BN25 3RZ

Offers In Excess Of £350,000

A very well presented 2 bedroom semi detached bungalow, situated in a sought after cul-de-sac. No onward chain.

This beautiful property is light and bright throughout with internal accommodation comprising; Welcoming entrance porch, open plan 23' living/dining room equipped with centerpiece log burner. The modern kitchen has matching wall and base units and is fitted with a variety of integrated appliances including gas hob, electric double oven, dishwasher, microwave, sink with drainer unit and combination tap. Off of the kitchen can also be found a utility room with space available for appliances.

This property boasts 2 double bedrooms. The slick shower room is fitted with rainfall shower, W/C, wash hand basin and base storage unit.

The generously sized rear garden is mainly laid to lawn with a full length patio off the property. The garden is a real suntrap and perfect for hosting guests.

Further benefits include garage and ample off-road parking

Farm Close is conveniently situated for a local store/sub post office on nearby Walmer Road, there is also Chyngton Primary school (Ofsted – Good) on Millberg Road, as well as bus services to Eastbourne/Brighton/Seaford town centre on Chyngton Road and Eastbourne Road (a259). Seaford is surrounded by the South Downs National Park and the English Channel, with over two miles of un-commercialised promenade and beach. The town centre offers a wide range of shopping facilities, restaurants, cafés and bars. There are a wide range of leisure facilities including two golf courses, a leisure centre, tennis club, 2 bowls centres and a sailing clubs. There are also a host of leisure activities from all year-round sea swimming clubs, fishing, cycling and many other recreational clubs. The town centre, beach and railway station can all be found within approximately one and a half miles of the property.



- No Onward Chain
- Semi Detached Bungalow
- Attractive Rear Garden
- Garage
- Light and Bright Throughout
- Approximately 904 sqft
- Cul-De-Sac
- 2 Bedrooms
- Ample Off-Road Parking
- Well Presented



Entrance Porch

Entrance Hall

Kitchen 3.20m x 2.74m (10'6" x 9")

Lounge/Dining Room 7.01m x 3.63m (23' x 11'11")

Bedroom One 3.63m x 3.33m (11'11" x 10'11")

Bedroom Two 3.25m x 3.00m (10'8" x 9'10")

Shower Room 2.31m x 1.65m (7'7" x 5'5")

Side Porch

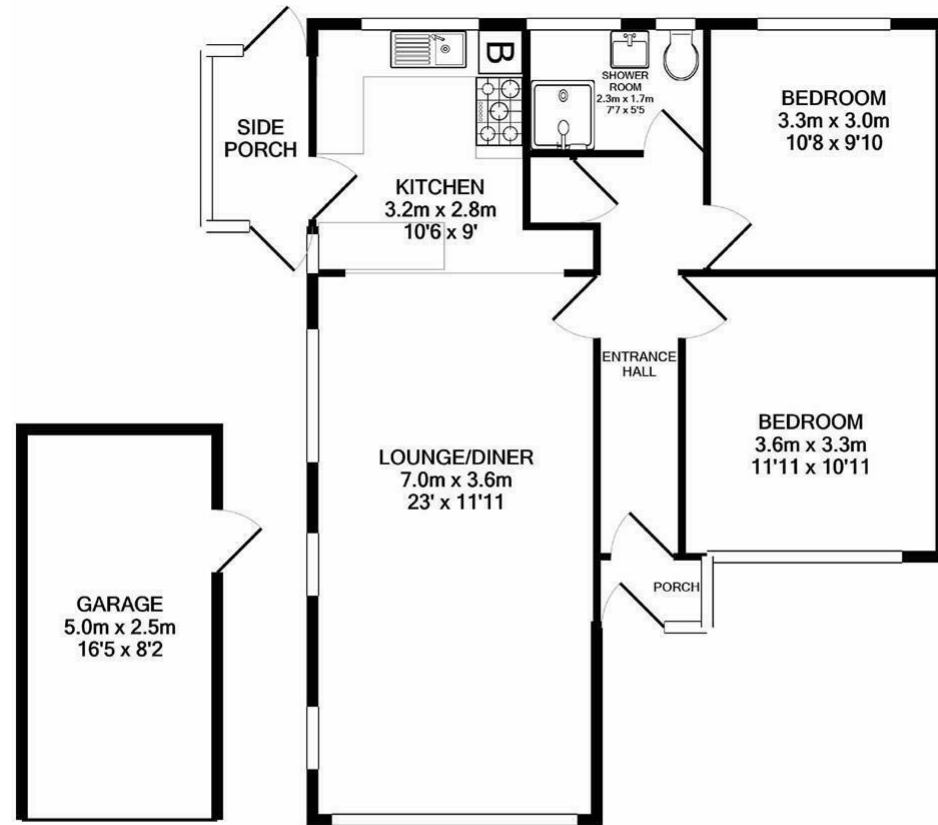
Garage 5.00m x 2.49m (16'5" x 8'2")

Rear Garden

EPC: D

Council Tax Band: C





48 FARM CLOSE SEAFORD
TOTAL APPROX. FLOOR AREA 84.0 SQ.M. (904 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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