



35 BEACON DRIVE, SEAFORD, BN25 2JX

£475,000

This chain free, detached, three bedroom bungalow is situated in a much sought after road in Seaford, with easy access via Firle Road to the South Downs, bus services, Seaford Golf Club and local shop in Princess Drive. Seaford town centre is approximately a mile away, with a variety of shops, café/bars and Railway Station. Just beyond the town centre is Seaford's unspoilt seafront and beach.

The property consists of three bedrooms, with bedroom three currently arranged as a dining room, sitting / dining room, kitchen, bathroom and separate WC.

The property benefits a Westerly aspect rear garden, integrated garage with electric roller door and off road parking. Further benefits include gas fired central heating and double glazed exterior windows and doors.

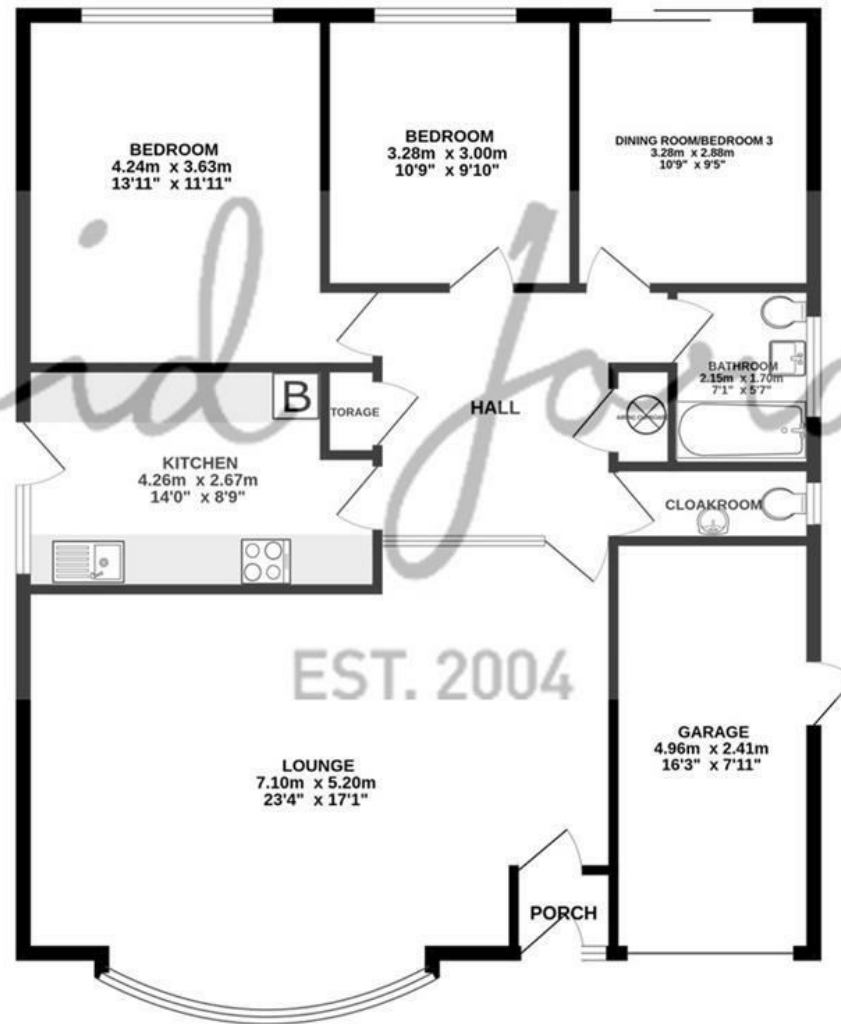
- DETACHED CHAIN FREE BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION
- THREE BEDROOMS WITH BEDROOM THREE CURRENTLY ARRANGED AS A DINING ROOM
- WESTERLY ASPECT REAR GARDEN
- KITCHEN
- BATHROOM AND SEPARATE WC
- SITTING / DINING ROOM
- INTEGRATED GARAGE WITH ELECTRIC ROLLER DOOR
- APPROXIMATELY A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION







GROUND FLOOR
109.7 sq.m. (1180 sq.ft.) approx.



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TOTAL FLOOR AREA: 109.7 sq.m. (1180 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Accommodation

Double glazed door to PORCH with tiled floor and door to:
LOUNGE / DINING ROOM

Double glazed bay window to front. Two radiators. Feature fireplace. Single glazed window and door.

INNER HALL

Airing cupboard with hot water cylinder. Cloak cupboard and radiator.
Hatch to loft with fitted ladder.

KITCHEN

Range of wall and base units. Work surface with sink and drainer. Double glazed window and door to side. Space for cooker, washing machine and fridge freezer. Wall mounted Worcester-Bosch gas fired boiler.

BEDROOM ONE

Double glazed window to rear. Radiator. Fitted wardrobe.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed patio door to rear. Radiator.

BATHROOM

Suite comprising bath with mixer tap and shower attachment. Close coupled WC and pedestal wash basin. Part tiled walls. Radiator. Shaver point and double glazed window.

SEPARATE WC

Close coupled WC and wall mounted wash basin. Double glazed window.

Outside

WESTERLY ASPECT REAR GARDEN

Paved patio and gated side access to front. Mainly laid to lawn with shrub and hedge planting. Timber shed.

FRONT

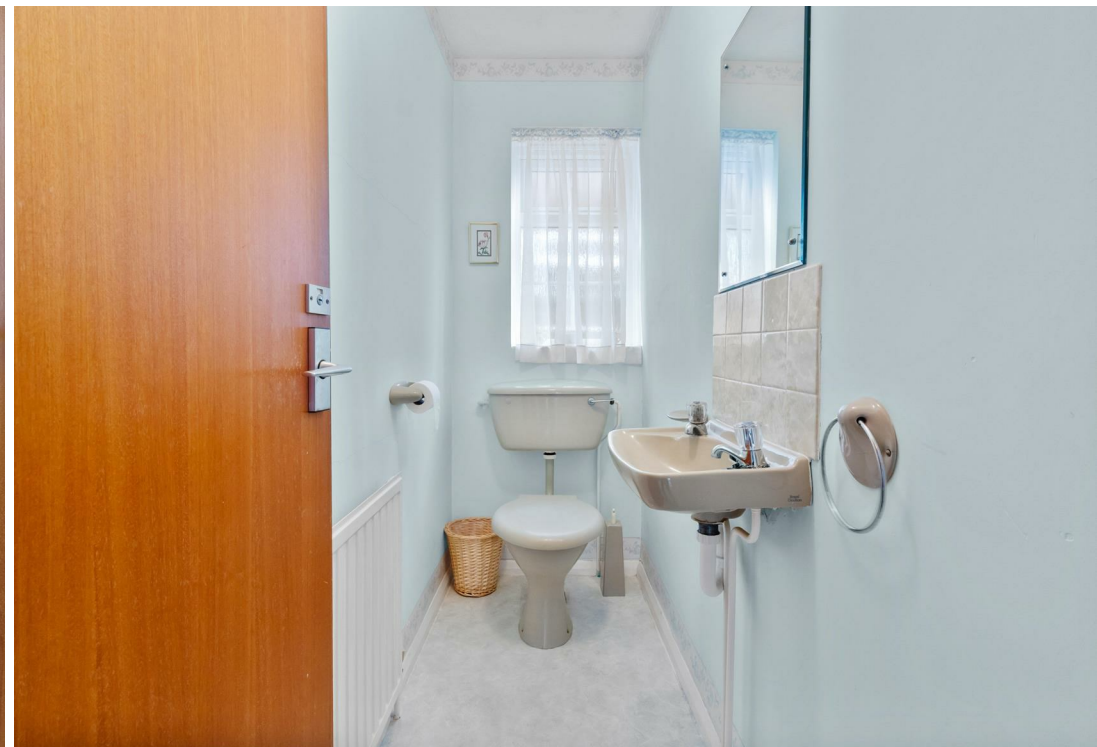
Covered and pillared entrance. Part laid to shingle and remainder laid to concrete affording access to:

GARAGE

Accessed via electric roller door. Light and power. Double glazed personal door to side. Gas and electric meter.

Disclaimer

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.



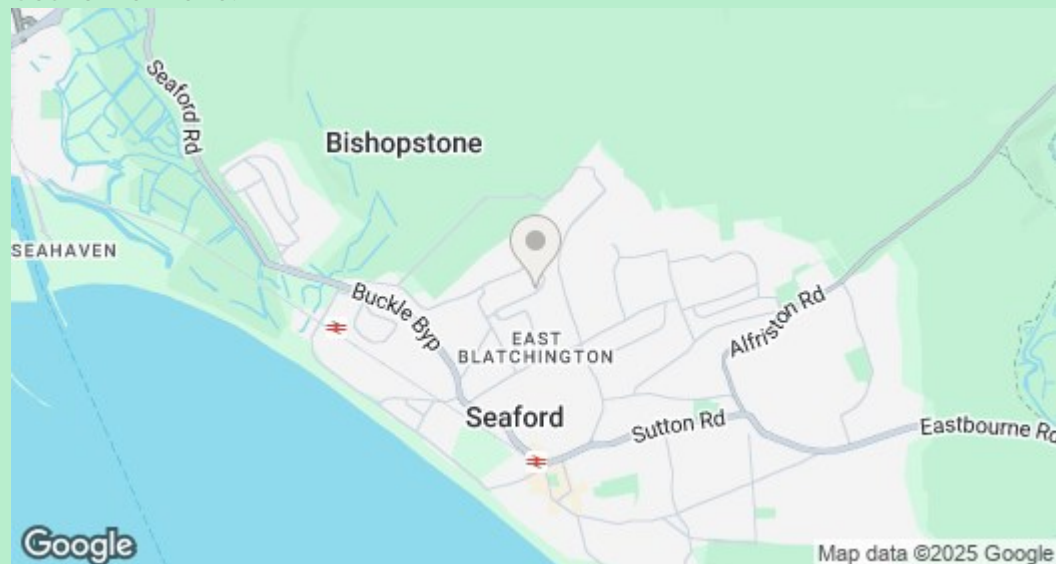
COUNCIL TAX BAND

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.

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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