

1 SOUTH WAY, SEAFORD, EAST SUSSEX, BN25 4JG

£650,000

An opportunity to acquire this spacious and extended four-bedroom detached chalet bungalow, situated in the favoured south east corner of Seaford. The property is close to the South Downs National Park, with downland walks nearby, and is approximately a mile and a half from Seaford town centre and railway station, with rail links to Eastbourne and Brighton.

On the ground floor, the accommodation comprises three bedrooms, a living room, conservatory, shower room and kitchen. The principal bedroom, with a large en-suite bath and shower room, is situated on the first floor and enjoys pleasant views across the rear garden.

The property is approached via a large brick-paved driveway providing off-road parking for several vehicles, with gated side access leading to the detached single garage. The remainder of the frontage is laid to lawn with a range of planted borders.

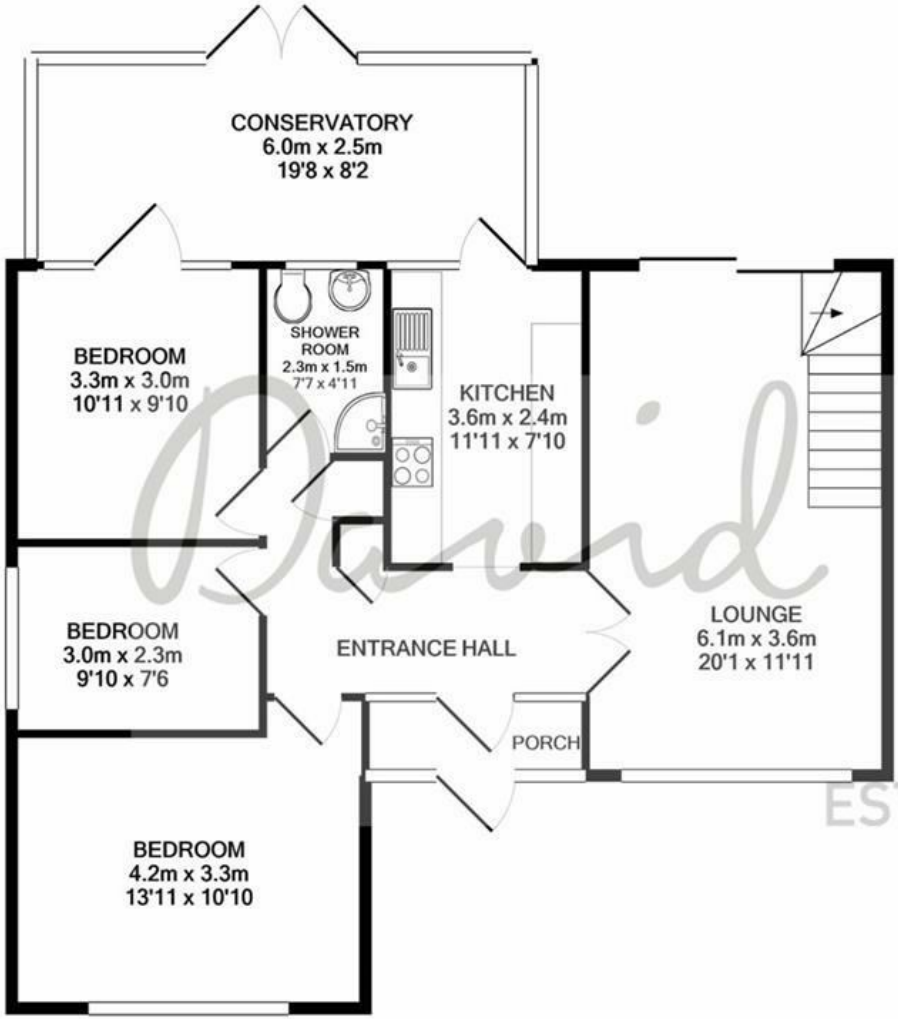
The beautifully presented rear garden is divided into several sections and includes a pond, raised decked dining area, vegetable plot, shingle yin-yang feature, storage shed and a further patio dining area. The remainder of the garden is laid to lawn.

An early inspection is advised to fully appreciate the property.

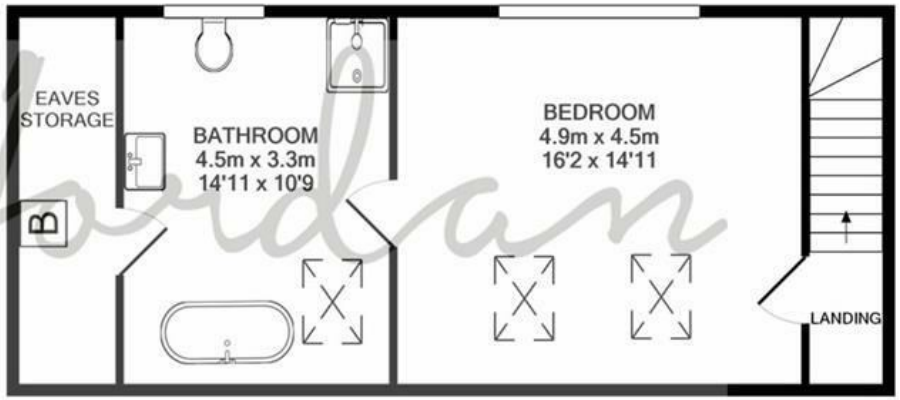
- FAVOURED SOUTH EAST CORNER
- FOUR BEDROOM DETACHED CHALET BUNGALOW
- CLOSE PROXIMITY TO DOWNLAND WALKS
- BEAUTIFULLY PRESENTED REAR GARDEN
- MODERN KITCHEN AND GROUND FLOOR SHOWER ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE BATH AND SHOWER ROOM
- CONSERVATORY WITH INSULATED SOLID ROOF
- DETACHED GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- GAS CENTRAL HEATING








GROUND FLOOR
APPROX. FLOOR
AREA 91.0 SQ.M.
(979 SQ.FT.)




1ST FLOOR
APPROX. FLOOR
AREA 47.7 SQ.M.
(513 SQ.FT.)

David Jordan
EST. 2004

1 SOUTH WAY SEAFORD
TOTAL APPROX. FLOOR AREA 138.6 SQ.M. (1492 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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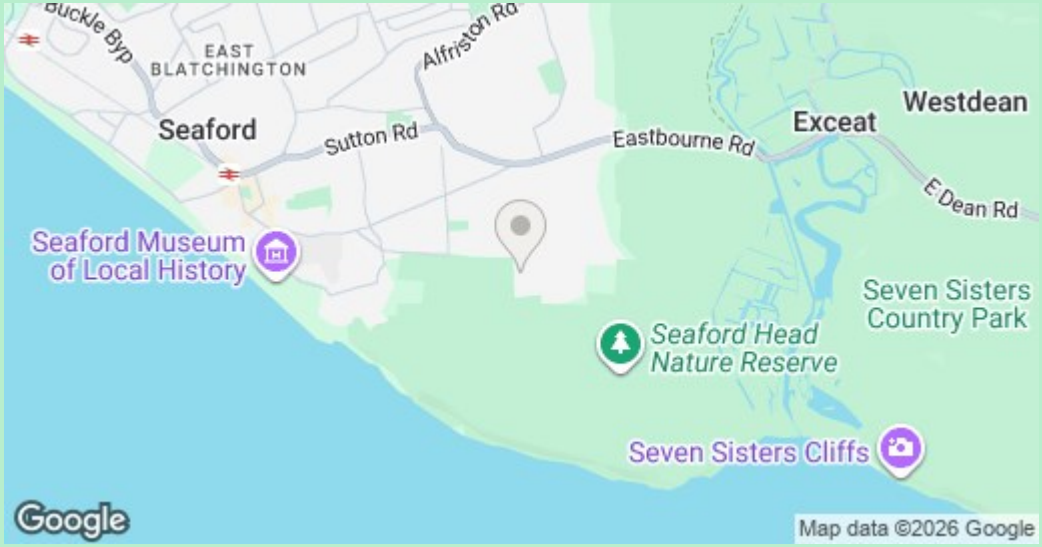
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## 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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