



5A Folkestone Close, Seaford, BN25 3LE

ROWLAND
GORRINGE

5A Folkestone Close Seaford BN25 3LE

£395,000

An immaculate detached bungalow refurbished to a high standard throughout by the current owner.

Built in 2007, this bungalow is light and bright throughout with an impressive open plan kitchen/ living room boasting Bi-Fold doors onto the garden. The kitchen is modern with matching wall and base cupboards, integrated appliances and white quartz worktops with waterfall effect. Both bedrooms are located to the front with bedroom 1 having built in wardrobes and a bay window. Whilst a deluxe shower room with walk in rainforest shower, wash hand basin and wc concludes the main properties accommodation.

Outside the landscaped rear garden has a spacious lawn area wrapping across the back and side of the property, patio sating areas perfecting for catching the sun throughout the day and evening.

To the front is a drive for ample off road parking as well as a low maintenance garden with gated side access to both sides.

Folkestone Close is located off Hasting Avenue on the outskirts of Seaford. The South Downs National Park and a local parade of shops can all be located within less than three quarters of a mile. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants and public houses. The property is in close proximity to main and local bus routes and there are rail links to Gatwick Airport and London Victoria from Seaford station. Seaford itself is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront.



- 719 Square Feet Total Area
- Recently Modernised
- Ample Off Road Parking
- Detached
- immaculate Throughout
- Built 2007
- Quiet Cul-de-Sac
- Spacious Garden



Entrance Hall

Kitchen/Living Room 5.92m x 3.81m (19'5" x 12'6")

Bedroom One 4.57m x 3.05m (15" x 10")

Bedroom Two 2.74m x 2.54m (9" x 8'4")

Bathroom 2.06m x 2.03m (6'9" x 6'8")

Rear & Side Garden

Store Room 5.26m x 3.07m (17'3" x 10'1")

Off Road Parking

EPC: D

Council Tax Band: C





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Approximate Gross Internal Floor Area = 50.59 sq m / 545 sq ft

Outbuilding Area = 16.15 sq m / 174 sq ft

Total Area = 66.74 sq m / 719 sq ft

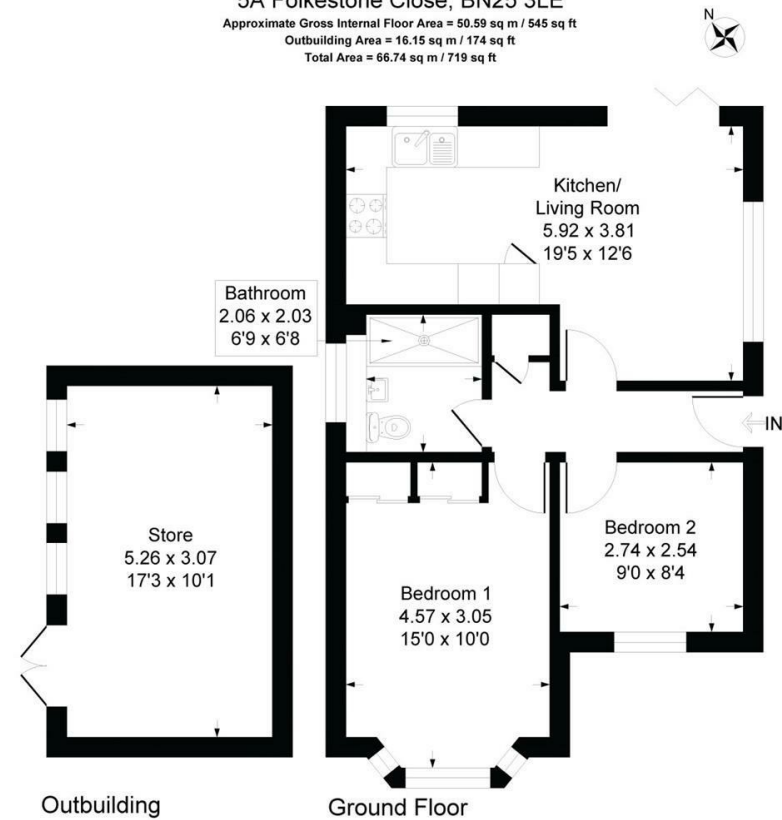


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk



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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