



**3 Bed
Bungalow - Detached
located in Kingston Way**



37 Kingston Way
Seaford
BN25 4NG



Asking Price £500,000

A deceptively spacious and extended two/three-bedroom detached bungalow situated in the sought-after south/east quarter of Seaford. Presented in good order throughout, the property benefits from a recently fitted kitchen/breakfast room, new boiler, new carpets and wood-effect flooring. Further features include a living room with feature fireplace, master bedroom with en-suite shower, rear conservatory, garage with electric roller door, ample off-road parking and a private rear garden with summer house. Ideally located close to local amenities, schools, the Downs Leisure Centre and South Downs National Park, with Seaford town centre, railway station and seafront approximately 1½ miles away. EPC Rating C | Council Tax Band D

Property Description

A deceptively spacious and extended two/three-bedroom detached bungalow, occupying an enviable position within the sought-after south/east quarter of Seaford. The property offers well-presented and versatile accommodation, together with attractive gardens, garage and ample off-road parking.

On entering, the entrance hall features attractive wood-effect flooring which continues through into the kitchen/breakfast room, creating a practical and welcoming entrance to the home. The front-facing living room is a particularly pleasant space, enjoying good natural light and featuring an attractive brick-surround fireplace with electric fire, creating an appealing focal point.

The recently fitted kitchen/breakfast room provides a modern and practical space for everyday living. To the rear is a useful conservatory, offering additional living space and views over the garden.

There are three bedrooms, although the third bedroom is currently utilised as a study, providing excellent flexibility depending on the purchaser's requirements. The master bedroom benefits from an en-suite shower room, while a family bathroom and separate WC provide further convenience.

The property has also benefited from a number of recent improvements, including a new boiler located within the garage and new carpets fitted to the lounge, bedrooms and hallway.

Outside, the front of the property is approached via ample off-road parking and a well-maintained garden, leading to the garage which benefits from an electric roller door. The enclosed rear garden is pleasantly secluded and offers a good degree of privacy. It is mainly laid to lawn with attractive planted borders, a patio seating area and brick pathway leading through the garden. A summer house provides useful additional outdoor space.

The property is ideally positioned within approximately half a mile of the Downs Leisure Centre, local schools, shops and bus services, with picturesque walks across the South Downs National Park also close at hand. Seaford town centre, railway station and the promenade are approximately one and a half miles away.

Seaford is surrounded by the stunning South Downs National Park and benefits from approximately one and a half miles of uncommercialised seafront. The town offers a good range of shopping facilities, cafés, restaurants, public houses and leisure amenities, including tennis, bowls, sailing clubs and two golf courses. Railway services provide links towards Gatwick Airport and London Victoria, while regular bus services operate towards Eastbourne, Brighton and surrounding villages.

An attractive and versatile detached bungalow offering spacious accommodation, useful modern improvements, excellent parking and garage facilities, and a private garden with summer house — all in a popular residential location!





Disclaimer

- Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

- Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

- Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

- Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

- Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

- These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.



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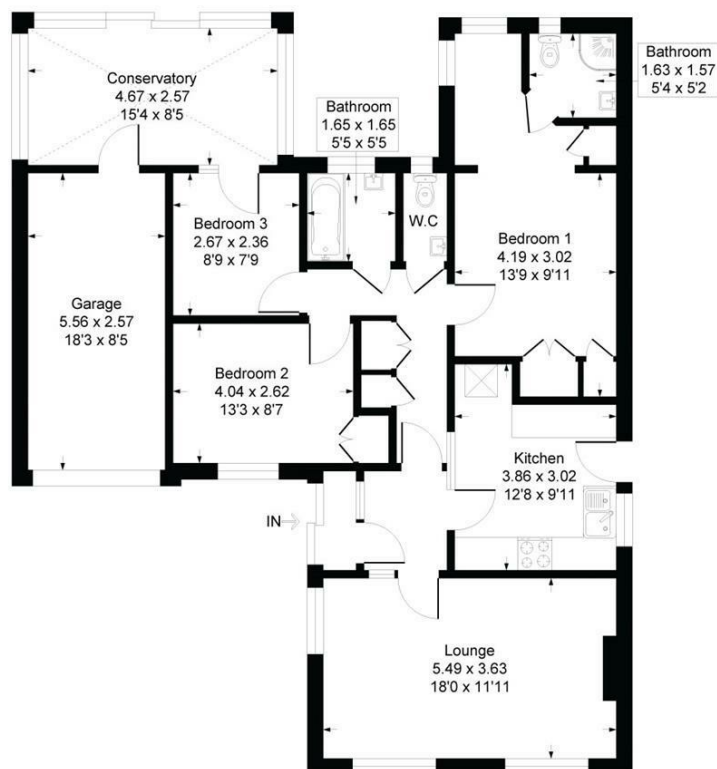


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Approximate Gross Internal Floor Area = 95.72 sq m / 1030 sq ft

Garage Area = 14.27 sq m / 154 sq ft

Total Area = 109.99 sq m / 1184 sq ft



Ground Floor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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