



2 Bed
Bungalow - Detached
located in Pevensey Close



3 Pevensey Close Seaford BN25 3SF



Asking Price £350,000

Offered for sale with no onward chain and vacant possession, this detached two-bedroom bungalow presents an excellent opportunity for buyers seeking a property to modernise and personalise. Occupying a pleasant position at the head of a popular cul-de-sac, the home enjoys a convenient location close to local amenities, countryside walks and well-regarded schooling.

The accommodation includes a welcoming entrance hall, a bright and spacious dual-aspect sitting room, a kitchen/breakfast room opening into a dining area, a useful utility room, two bedrooms, a shower room and a separate WC. Externally, the property benefits from a generous garden, detached garage and private driveway parking.

Property Description

Situated in a desirable residential location on the outskirts of Seaford, this detached bungalow offers well-proportioned accommodation and excellent potential for modernizing.

A large enclosed entrance porch leads into the spacious entrance hall, which provides access to all principal rooms and a sizeable loft space. The dual-aspect sitting room is generous size, while the kitchen/breakfast room offers a range of fitted units, integrated cooking appliances and space for dining. A separate utility room provides additional storage and direct access to the rear garden.

There are two good-sized bedrooms, both benefitting from fitted wardrobes, together with a shower room and separate WC.

Outside, the front garden has been designed to provide off-road parking and leads to the detached garage. The rear garden is predominantly laid to lawn with mature shrub borders, a paved patio area to the side ideal for outdoor entertaining, and gated side access.

The property is ideally positioned within easy reach of local amenities including a convenience store with post office, bus services and scenic countryside walks. Seaford town centre, railway station, seafront and a wide range of shops, leisure facilities and parks are approximately one and a half miles away. EPC Rating D | Council Tax Band C

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.





3 Pevensey Close, Seaford, BN25 3SF



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Approximate Gross Internal Floor Area = 88.01 sq m / 947 sq ft

Garage Area = 17.88 sq m / 193 sq ft

Total Area = 105.89 sq m / 1140 sq ft

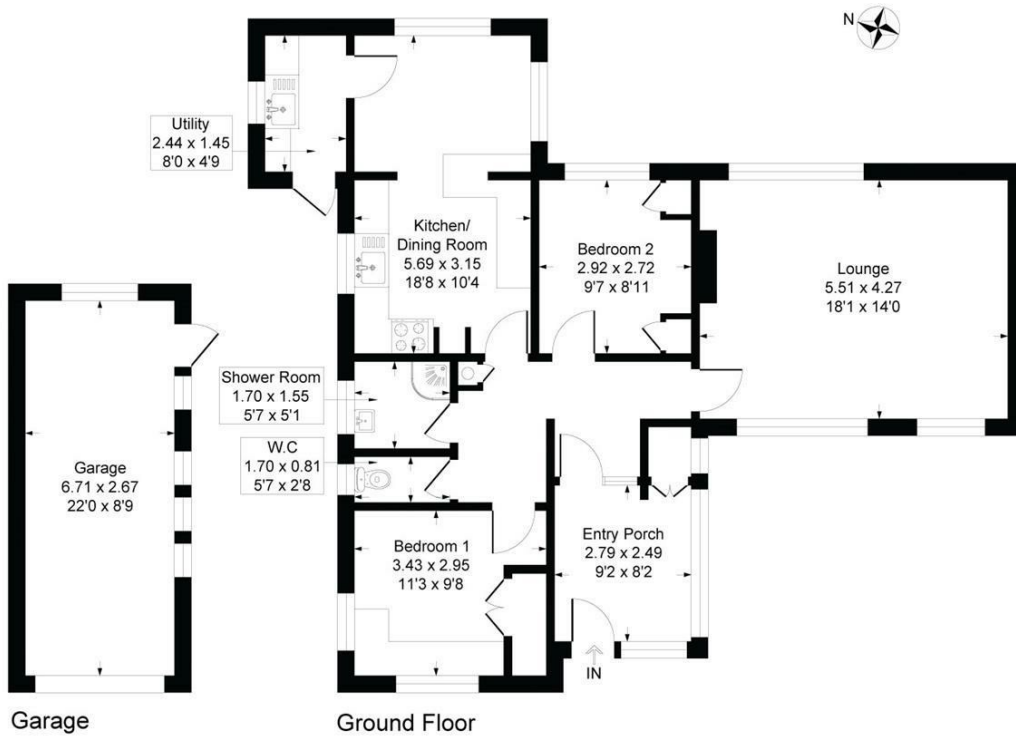


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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