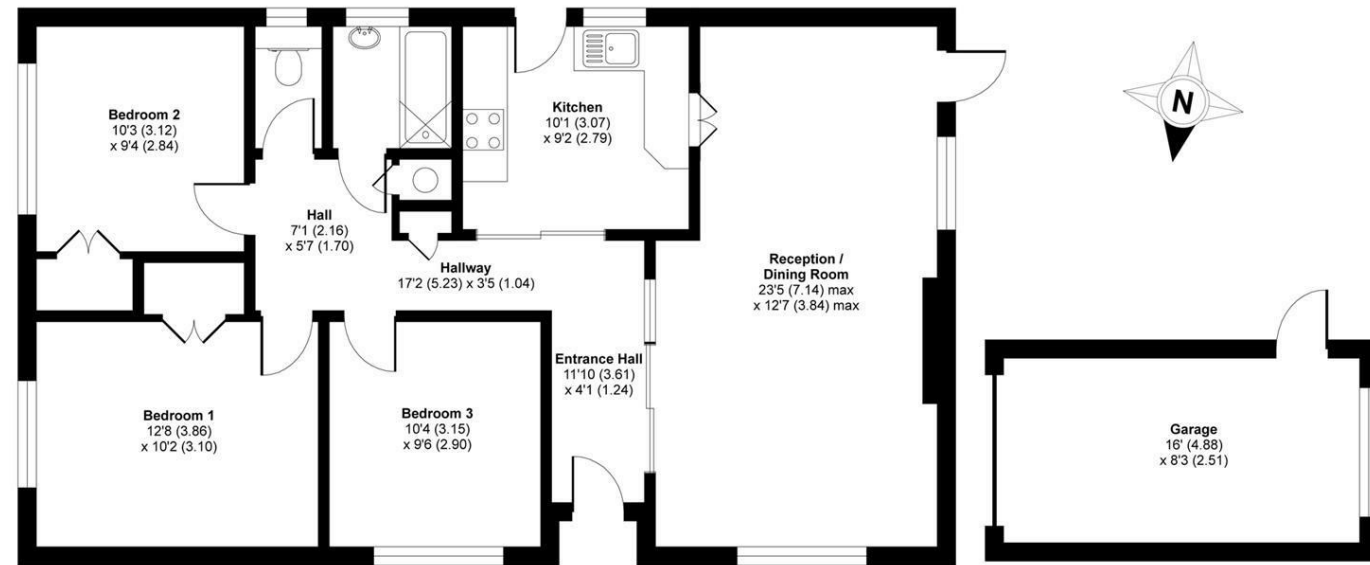


Kingsmead Close, Seaford, BN25

Approximate Area = 1074 sq ft / 100 sq m (includes garage)
For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Phillip Mann Estate Agents. REF: 718660

localknowledge...

The property is in a quiet close in the popular Kingsmead area of Seaford, approx three quarters of a mile from the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

Phillip Mann Seaford Office

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3

BED

Quiet Close in Popular Location

8, Kingsmead Close, Seaford, BN25 2EY



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inbrief...

This well presented detached bungalow is located in a popular location, within easy walking distance of local shops and buses, sitting on a level south/west backing plot and has accommodation comprising 3 double bedrooms, lounge/dining room, kitchen, bathroom and separate WC, garage and ample off street parking.

Style:	Detached Bungalow
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	1074 SQ FT/100 SQ M
Outside:	South/West Garden
Parking:	Garage and Driveway
Energy rating:	D
Council Tax Band:	D

moredetail...

This well presented detached bungalow is located in the popular Kingsmead area of Seaford, in a quiet close with south/west aspect garden. Local shops and buses are within easy walking distance, whilst the town centre is a further half mile. Benefits include gas central heating, double glazed windows and Upvc fascia's and soffit's for a maintenance free exterior.

As you approach the bungalow there is a well maintained front garden with gated side access and long driveway providing ample parking to a single garage with power/light and rear door to garden. The L-shaped entrance hall has meter cupboard, airing cupboard and access with ladder to a part boarded loft space.

The lounge/dining room runs along the back of the bungalow and has south/west aspect windows, tiled fire surround with electric fire and door with access to the rear garden.

The kitchen is located adjacent to the dining area and is well equipped with a good range of wall/base cupboards. There is work surface with tiled splash backs and an inset sink unit, space for fridge/freezer, cooker and washing machine. There is a wall mounted 'Worcester' central heating boiler along with window and door to the side access.

The bungalow has three double bedrooms with the main bedroom having a double wardrobe and bedroom two also has a double wardrobe and wash basin.

The bathroom comprises a bath with electric shower, pedestal wash basin, electric towel rail and tiled walls/flooring. There is a separate WC adjacent to the bathroom.

Outside the rear garden is secluded and fence enclosed and has a favoured south/west aspect. mainly laid to lawn there are raised flower borders and gated side access.



To book an appointment to view this property or for further information please call the Seaford office on 01323 898666.

What the owner says...

"A nice quiet location whilst still convenient for local shops and buses".



Bear in mind...

The bungalow has been well maintained by the current owner with a gas central heating boiler, along with double glazed windows and doors.