

6 Buckthorn Close, BN25 4NY

Approximate Gross Internal Floor Area = 115.61 sq m / 1244 sq ft

Garage Area = 22.96 sq m / 247 sq ft

Outbuildings Area = 16.06 sq m / 173 sq ft

Total Area = 154.53 sq m / 1664 sq ft

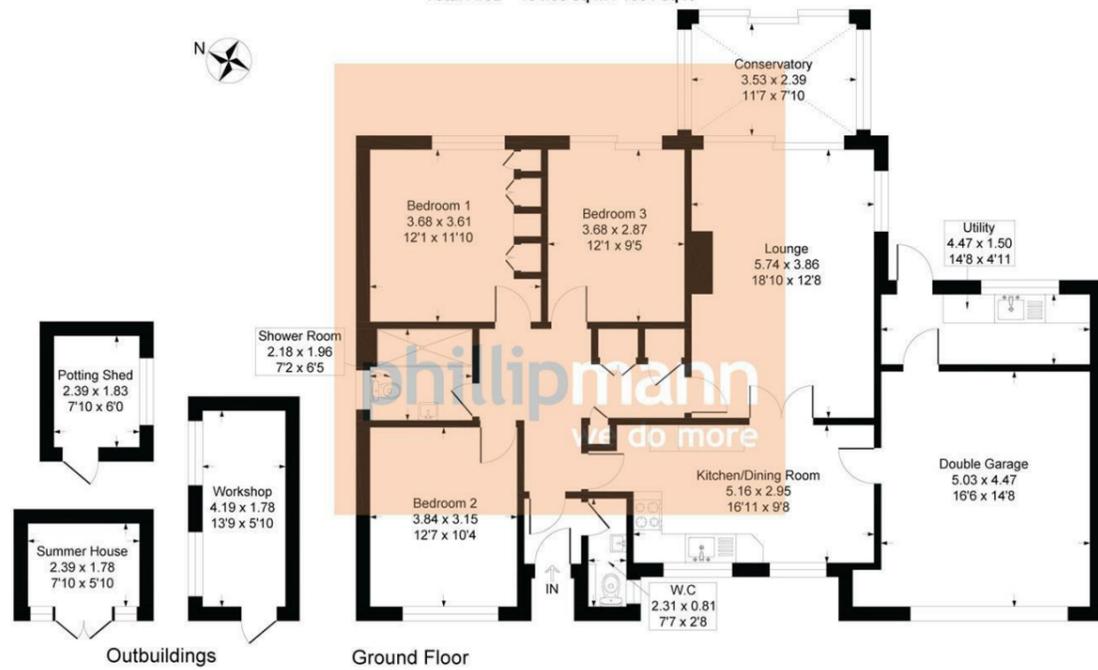


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

Quiet Cul-de-Sac in South/East Corner  
6, Buckthorn Close, Seaford, BN25 4NY



## localknowledge...

The property is situated close to countryside in the favoured South East corner of the town. 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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# inbrief...

This spacious 3 bedroom detached bungalow is located in the sought after south/east corner of Seaford in a quiet cul-de-sac. The many benefits include a double garage, secluded garden and vacant possession. The further accommodation comprises lounge, conservatory, kitchen/diner, separate utility, shower room/WC and cloakroom/WC.

<b>Style:</b>	Detached Bungalow
<b>Bedrooms:</b>	3 Double Bedrooms
<b>Reception rooms:</b>	Lounge & Conservatory
<b>Area:</b>	154 SQ M/1664 SQ FT
<b>Outside:</b>	Secluded Garden
<b>Parking:</b>	Double Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	E

# moredetail...

This spacious 3 bedroom detached bungalow is located in the sought after south/east corner of Seaford in a quiet cul-de-sac. The many benefits include a double garage, secluded garden, double glazed windows and Upvc fascias and soffits, gas central heating with modern boiler and offered vacant possession. As you approach the bungalow there is an attractive front garden with well stocked flower beds and a blocked paved driveway to the double garage with electric roller door. There is internal access to the bungalow and to the rear of the garage a utility room with appliance space and door to rear garden. The covered entrance door leads to the inner vestibule with cloakroom/WC which houses the 'Worcester' combi boiler. The inner hall has a range of useful store cupboards and linen cupboard. To the front of the bungalow is the kitchen/diner which has a good range of wall and base cupboards with ample working surface. There is an inset sink, gas hob and extractor hood, electric oven, space for fridge/freezer and double doors lead to the Lounge. The dual aspect lounge has a feature fireplace with electric fire and full height glass sliding doors to the conservatory. There are three double bedrooms with the main bedroom having a range of fitted wardrobes and from bedroom three there are sliding patio doors to the rear garden. Off the hall there is a shower room comprising a double glass shower cubicle with mains shower, pedestal wash basin, WC and tiled walls. Outside the rear garden has a full width wrap around patio with covered side access. There are 2 good size sheds, summer house and a green house. The level lawn has well stocked flower borders which provide seclusion.



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

