



12 Alfriston Road, Broadwater, BN14 7QU

Guide Price £415,000



Situated in a most popular road in Broadwater, this three bedroom semi detached bungalow is offered for sale with VACANT POSSESSION and with accommodation including as follows: Entrance porch and hallway, lounge, kitchen, three bedrooms, sun room/conservatory, bathroom and separate WC. There is a rear and front garden, private drive with car port and garage. Viewing is highly recommended.

- Popular Broadwater Location
- Vacant Possession
- Semi Detached Bungalow
- Three Bedrooms
- Lounge and Sun Room
- Attractive Private Gardens
- Private Driveway
- Garage and Car Port





Entrance Porch

Double glazed front door and windows, door to:

Entrance Hall

Radiator, access to loft space.

Lounge

5.03m x 3.48m (16'6 x 11'5)

Double glazed bay window, coal effect gas fire with feature fireplace surround, coved ceiling, radiator.

Kitchen

4.83m x 2.97m narr to 2.44m (15'10 x 9'9 narr to 8)

Excellent range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit, space for oven & grill, space used for washing machine and dish washer and fridge freezer, double glazed windows overlooking the rear garden, part tiled walls and tiled flooring, coved ceiling, cupboard housing gas fired boiler and water tank, opening to:

Sun Room/Conservatory

5.05m x 3.07m (16'7 x 10'1)

Tiled flooring, double glazed windows and French doors to and overlooking the rear garden, radiator.

Bedroom 1

3.81m x 3.35m (12'6 x 11'0)

Coved ceiling, range of fitted wardrobes with dresser between, radiator. Part glazed door giving access to sun room.

Bedroom 2

3.58m x 3.58m (11'9 x 11'9)

Coved ceiling, double glazed window to front.

Bedroom 3

2.74m x 2.31m (9'0 x 7'7)

Radiator, coved ceiling, window.

Bathroom/WC

Suite comprising panelled bath with independent shower over, low level flush WC, pedestal wash hand basin,, fully tiled walls, radiator, double glazed window.

Separate WC

Low level flush WC.

Rear Garden

The rear garden is a feature of the property being mainly laid to lawn with flower and shrub borders, pathways, greenhouse and shed. Gate to driveway and door to garage.

Front Garden

Paved areas with flower borders and pathway to front.

Car Port and Garage

(6.10m x 2.90m) ((20' x 9'6))

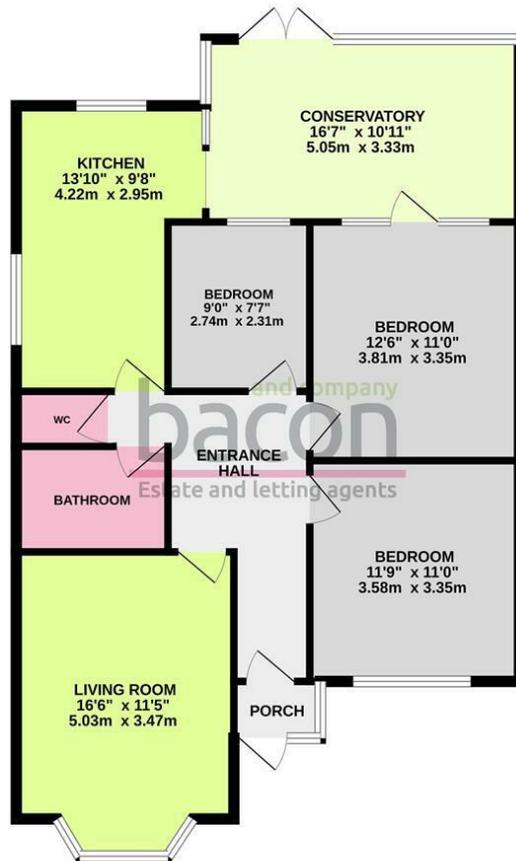
Private driveway, with access through a car port to garage (20' x 9'6) with power and light, up and over door and work bench.

Council Tax

Band D



GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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