



Cliff Road Seaford

Offers in the region of £500,000

If you are looking for a recently constructed spacious Bungalow with views towards the sea, then this is the property for you to view.

This three bedroom Bungalow was built in 2014 and may still have the benefit of a ten year NHBC or equivalent buildings guarantee. The Bungalow has a high spec and top quality materials were used in it's construction.

It comes with a fully integrated Kitchen, two bathrooms, two reception rooms, a detached timber framed garage and a private rear garden.

Vacant with no chain.



Cliff Road
Seaford

Entrance Hall

Lounge

The Lounge is a good size and overlooks the private rear garden. Double French doors leads onto a patio.

Dining Room

The Dining Room has a large window with views over the sea and double doors leading through to the Kitchen.

Kitchen

The Kitchen is fitted with a good number of storage units, work tops and integrated appliances. There is space for an under counter/integrated washing machine.

Master Bedroom

The Master Bedroom is a spacious double bedroom with French Doors leading to a patio in the private rear garden. A door leads to the en-suite bathroom.

En-Suite

The En-Suite is fitted with a walk in shower, basin and toilet and is tiled from floor to ceiling.

Bedroom 2

This double bedroom with double aspect windows. The large window at the front overlooks the paved forecourt.

Bedroom 3

The third bedroom which can take a double bed can alternatively be set up as a study.

Family Bathroom

The Family Bathroom is fitted with a large walk in shower, basin, toilet and heated towel rail.

Garage

The Garage and Workshop is mainly from Oak and in the style of a Barn.

Off Road Parking

The forecourt offers parking for several cars.

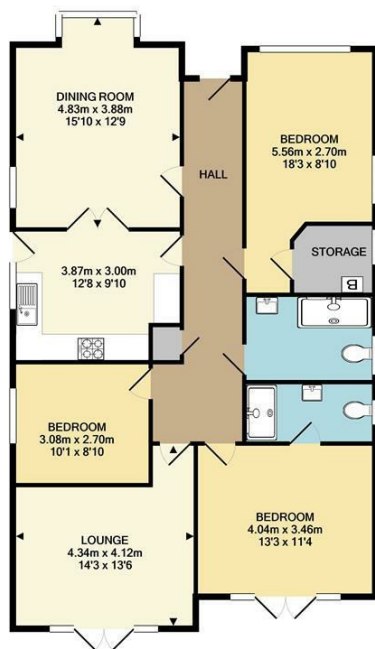
Buildings Guarantee

We believe the bungalow may have the benefit of the remaining term of a 10 year NHBC or equivalent type of new built guarantee.

Council Tax

Tax Band E

Approx. £2434.17 per annum



TOTAL APPROX. FLOOR AREA 133.8 SQ.M. (1441 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91	(92 plus) A		92
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	