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Princess Drive Seaford

Offers in excess of £400,000

Seaford Properties are delighted to offer for sale this freehold detached bungalow located in a desirable area of Seaford.

The bungalow has been immaculately maintained and comes chain free with vacant possession ready to move in.

Accommodation includes a spacious L-shaped lounge/dining room, good sized kitchen, two bedrooms, family bathroom, guest wc, private rear garden and garage with off road parking.

A near perfect location with a Co-op convenient store and the local bus services only a short walk away,



Princess Drive Seaford

Entrance Hall

The entrance hall leads to a guest WC and the lounge/dining room.

The Inner Corridor

The inner corridor leads to bedrooms and bathroom and gives access to a storage cupboard and airing cupboard.

Guest WC

Toilet and wash basin

Lounge/Dining Room

A good size L-shaped lounge/dining room. A large bay window overlooks the front garden and makes the room light and airy. Doors lead into the kitchen and also the inner corridor.

Kitchen

Kitchen window overlooking front garden. A door to the side leads to the front and rear gardens. A good number of kitchen units, worktops with undercounter spaces for washing machine, fridge and space for a cooker. Ceiling height tiling.

Main Bedroom

A large light and airy double bedroom. Large window overlooking the rear garden.

Bedroom Two

Double bedroom with a built-in wardrobe and window overlooking the rear garden.

Family Bathroom

A good size family bathroom. Window to rear garden. Olive green suite comprising of a bath, handheld shower, toilet and basin. Ceiling height tiling.

Garden

Front and rear gardens. Patio area in private rear garden. A shed behind the garage and a greenhouse on the second tier of the rear garden.

Parking

Garage plus off road parking.

Sundries

Smart Meters outside back door

Cavity wall insulation

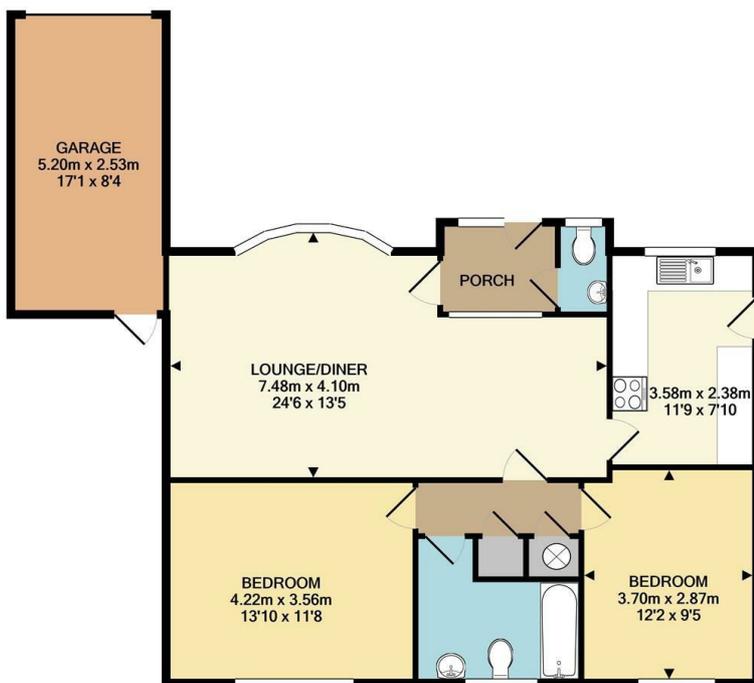
The condensing boiler is located in the kitchen.

Floor Plan

Council Tax

Tax Band D

Approx. £2189 pa



TOTAL APPROX. FLOOR AREA 90.0 SQ.M. (969 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	85
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		