



## North Way Seaford

**Offers in the region of £475,000**

Freehold - This is an attractive and spacious detached bungalow, located in one of Seaford's most popular areas.

The bungalow comprises an inviting entrance hall leading to the lounge/dining room, kitchen, two bedrooms, a family bathroom, separate WC, conservatory, a garage, off-road parking and a level medium sized rear garden.

The property is within walking distance to Seaford Golf Club, near countryside walks and the local bus services are only a few minutes walk away.



# North Way Seaford

## Entrance Hall

Airing and a cloak cupboards. Access to the loft.

## Guest Toilet

Toilet and Basin

## Lounge/Dining Room

Good size lounge/dining room with a large bay window and a gas fire.

## Kitchen/Breakfast Room

Good size kitchen with plenty of storage cupboards, worktops and undercounter spaces for a washing machine and slimline dishwasher. Spaces for a freestanding cooker and freestanding fridge freezer.

## Conservatory

The conservatory leads from the second bedroom and has double French doors leading to the private rear garden.

## Bedroom One

Large double bedroom with built-in wardrobes and a window overlooking the rear garden.

## Bedroom Two

Double bedroom with space for a freestanding wardrobe. Double doors lead to the conservatory.

## Family Bathroom

Good size bathroom with a walk-in shower, basin and toilet. Large window makes it light.

## Loft

Large loft with a drop down ladder, electric light and partly boarded.

## Garden

Front and medium sized private rear garden. Well stocked borders with a seating area.

## Parking

Garage with off road parking for two cars. Roll up door. Fitted with electrics and light.

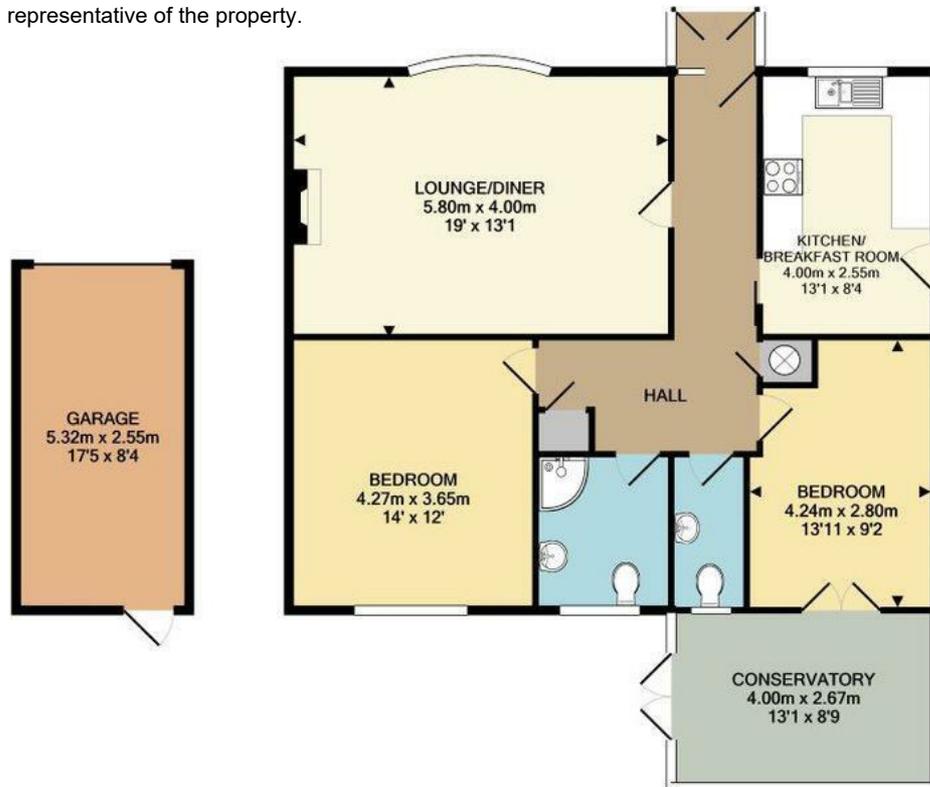
## Council Tax

Tax Band D

Approx. £2164 pa

## Floor Plan

This plan and the dimensions are for information purposes only and may not be to scale and representative of the property.



TOTAL APPROX. FLOOR AREA 108.1 SQ.M. (1164 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>80</b>
	<b>61</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC