

9 Victor Close, Seaford, BN25 2JQ

ROWLAND GORRINGE

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£450,000

A beautifully presented three bedroom detached bungalow, ideally situated in a quiet cul-de-sac in close proximity to Seaford town and Seafront.

This beautiful and deceptively spacious bungalow is light and bright throughout with internal accommodation comprising; Welcoming entrance porch, spacious entrance hall. The charming traditional style kitchen is fitted with matching soft blue cabinets, white worktops and a coordinated tiled splashback. It is fitted with a variety of built in appliances including gas hob, double electric oven, dishwasher, double sink, drainer unit and combination tap. The kitchen also provides access to the utility room which runs adjacent to the property. The living/dining room is very generously proportioned equipped with French double doors providing access to the rear garden while also welcoming in a wealth of natural light.

This bungalow boasts three doubles bedrooms, bedroom one and two are both very generously sized and fitted with built in wardrobes. Bedroom one is complete with an en-suite shower room equipped with hand wash basin, w/c and shaver point. The contemporary family bathroom features contrasting black and white tiles creating a clean modern appearance. It is complete with panel bath, overhead shower, w/c, cabinetry and hand wash basin.

The attractive rear garden is split across two levels with a full width L shape patio, large garden shed, perfect for garden furniture and hosting guests. The upper level is mainly laid to lawn, beautifully presented with a host of shrubs and greenery.

Further benefits include off-road parking, single garage with power and electric door.

A popular residential area, Victor Close is located off Beacon Drive and is just over one mile from Seaford town centre. Local bus services and a Co-Op store are in nearby Princess Drive. Seaford offers a railway station with links to London Victoria, Gatwick and Brighton, a wide range of shops, numerous cafes, bars and restaurants and an uncommercialised beach with promenade.











Kitchen
13'3" x 8'7" (4.06 x 2.62)

Living/Dining Room
22'4" x 16'4" (6.81 x 4.98)

Lean-To
13'3" x 4'3" (4.06 x 1.30)

Bathroom
8'5" x 5'6" (2.59 x 1.68)

Bedroom One
14'9" x 10'9" (4.52 x 3.30)

En-Suite
8'5" x 2'11" (2.57 x 0.89)

Bedroom Two
14'7" x 10'11" (4.47 x 3.33)

Bedroom 3
8'5" x 18'2" (2.59 x 5.54)

Garage
17'1" x 8'0" (5.21 x 2.46)

EPC - C

Council Tax - D















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Approximate Gross Internal Floor Area = 106.34 sq m / 1145 sq ft
Garage Area = 12.82 sq m / 138 sq ft
Total Area = 119.16 sq m / 1283 sq ft

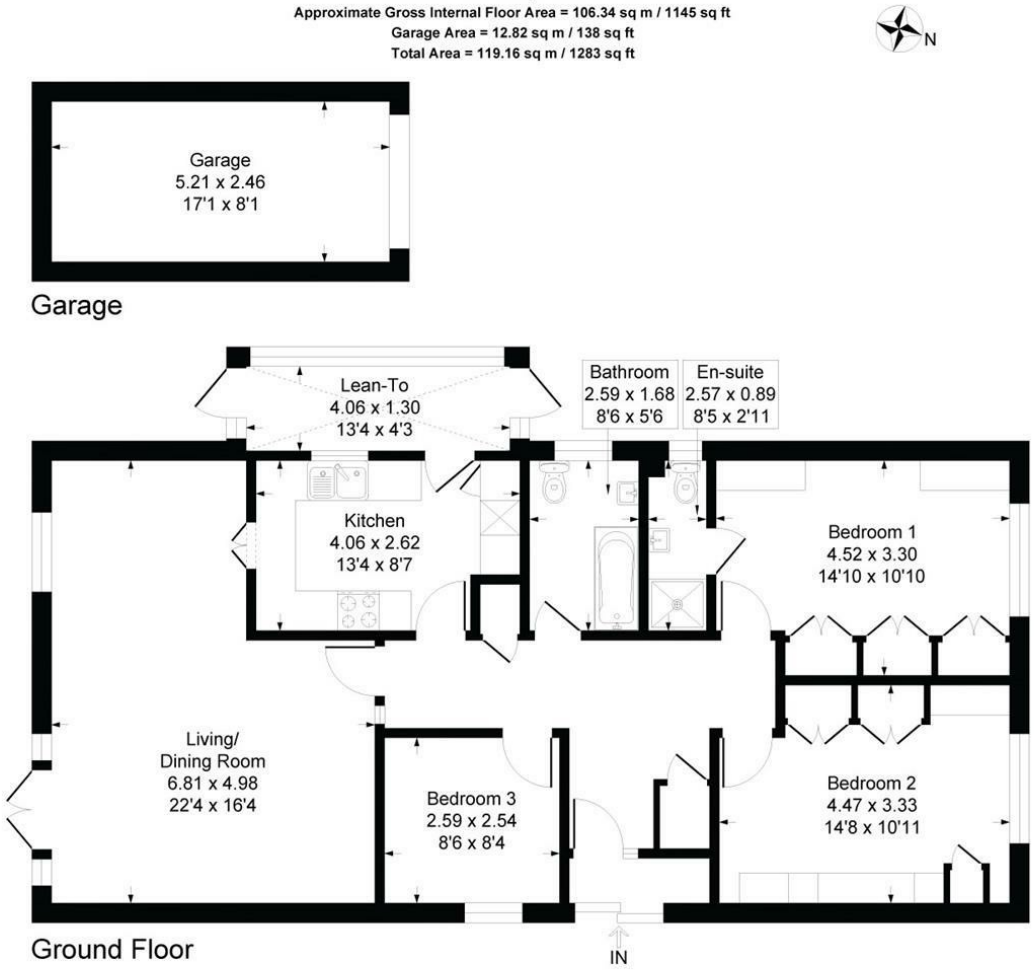


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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