



12 BROMLEY ROAD, SEAFORD, EAST SUSSEX, BN25 3ES

**£350,000**

A well presented three bedroom detached bungalow situated just north of the A259 in the sought-after St Peters Park development.

A parade of local shops in Alfriston Road, bus routes and the Downs Leisure Centre are within easy reach whilst Seaford town centre and railway station are about a mile and a quarter distant.

The accommodation comprises of a good sized kitchen/ breakfast room, master bedroom with en suite shower room, two further bedrooms and family bathroom. The attractive sitting room with wood burning stove has double glazed patio doors leading to a delightful southerly aspect rear garden.

The property has the benefit of Upvc double glazing, gas central heating, off road parking and garage.

- DETACHED BUNGALOW
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- SPACIOUS ENTRANCE HALL
- EN SUITE SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUTHERLY ASPECT REAR GARDEN
- GARAGE & PARKING





## Accommodation

Upvc double glazed door to entrance lobby with gas and electric meter cupboards. Door to:-

### SPACIOUS ENTRANCE HALL

Radiator. Burglar alarm console. Built-in cloaks cupboard and linen cupboard housing hot water tank. Hatch to loft. Engineered oak flooring. Glazed double doors to:-

### SITTING/DINING ROOM

Two radiators. Jotul wood burner. Engineered oak flooring. Upvc double glazed window and patio doors to rear garden.

### KITCHEN/BREAKFAST ROOM

Fitted base units and matching wall cupboards. Integrated Fridge and Freezer. Appliance spaces suitable for washing machine, dishwasher and gas cooker. Wall mounted gas fired boiler. Radiator. Amtico flooring. Upvc double glazed window and door to garden.

### BEDROOM ONE

Two built-in shelved cupboards. Radiator. Upvc double glazed window. Door to:-

### EN SUITE SHOWER ROOM

Recessed shower cubicle. Pedestal wash basin. Low suite W.C with concealed cistern. Ladder-style radiator. Upvc double glazed window.

### BEDROOM TWO

Built-in single wardrobe. Radiator. Upvc double glazed window.

### BEDROOM THREE (currently arranged as a separate dining room).

Radiator. Upvc double glazed window.

### BATHROOM

Panelled bath with mixer tap and hand shower spray. Vanity cupboard with shelf over and inset wash basin, low suite W.C with concealed cistern. Wall mounted mirror-fronted cupboard with lighting. Upvc double glazed window.

## Outside

### FRONT GARDEN

Gated access to both sides of property. Concrete pathways and lawn with inset shrubs. Drive-in with parking for two vehicles leads to:-

### GARAGE

with pitched roof and approached via remote controlled roller door. Power and light.

### SOUTHERLY ASPECT REAR GARDEN

A particular feature of the property, the delightful and well planned mature garden is planted with a superb variety of flowering plants, shrubs and trees. Two wood stores and timber storage shed.





## COUNCIL TAX BAND

Local Authority: Lewes District  
Council. Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.  
Environmental Impact Rating E.

## DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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