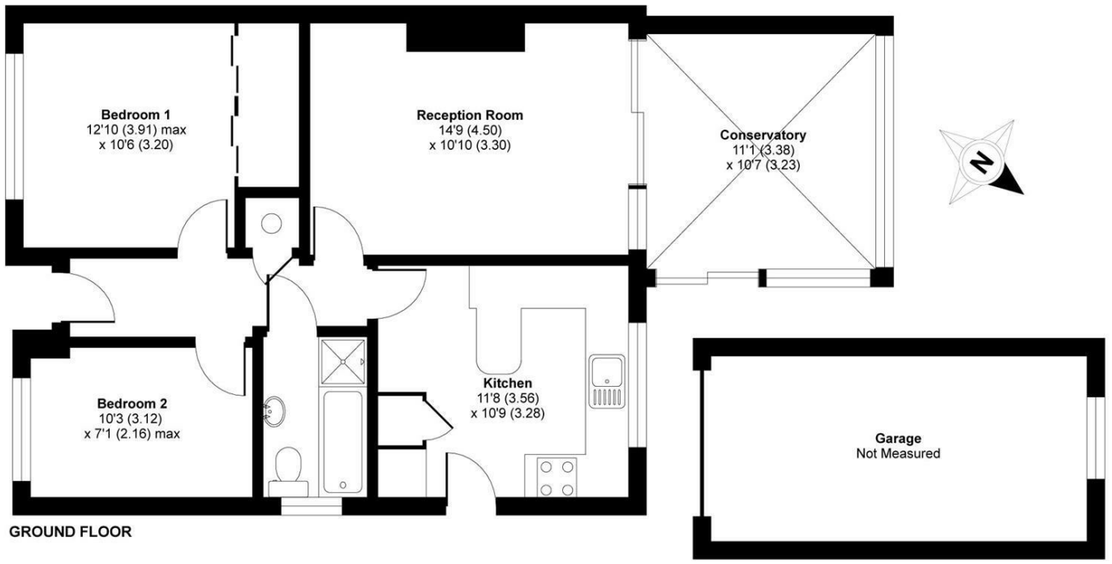
Upper Sherwood Road, Seaford, BN25

APPROX. GROSS INTERNAL FLOOR AREA 738 SQ FT 68.5 SQ METRES (EXCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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localknowledge...

The property is located just off the lower end of Lexden Road and is conveniently situated close to local shops and bus services. There are good primary schools and recreational areas within close proximity, whilst Seaford town which offers a wide range of good shops, restaurants and tea rooms, along with train station and non- commercialised beach front is within a mile.

moreinfo...

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2
BED

Close to Buses and Local Shops

114, Upper Sherwood Road, Seaford, BN25 3EA

Price £309,950

Freehold

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inbrief...

This well presented semi detached bungalow is located in a pleasant no-through road off the bottom of Lexden Road and close to local shops and buses. The accommodation in brief comprises 2 double bedrooms, lounge, conservatory, kitchen, bathroom/WC, garage, long driveway and secluded garden.

Style:	Semi Detached Bungalow
Bedrooms:	2 Double Bedrooms
Reception rooms:	Lounge and Conservatory
Area:	738 SQ FT/68.5 SQ M
Outside:	Secluded Garden
Parking:	Garage and Driveway
Energy rating:	D
Council Tax Band:	C

Bear in mind...

There is currently no vehicular access to the garage but the gate and fence could easily be removed.

moredetail...

THIS WELL PRESENTED SEMI-DETACHED BUNGALOW IS LOCATED IN A NO-THROUGH ROAD OFF THE BOTTOM OF LEXDEN ROAD, AND CONVENIENTLY CLOSE TO LOCAL SHOPS AND BUS SERVICES. BENEFITS INCLUDE A MODERN FITTED BATHROOM WITH SHOWER CUBICLE, LARGE CONSERVATORY/DINING ROOM AND SECLUDED GARDEN.

To the front of the bungalow there is a well maintained garden with steps to the front entrance, whilst a long driveway leads to the gated side access and garage.

The entrance hall has tiled flooring for ease of maintenance, an airing cupboard and loft access. The well appointed lounge is located to the rear of the bungalow and has an attractive cast iron fireplace that creates an nice focal point. There are sliding doors to an adjoining conservatory/dining room which has tiled flooring and a pleasant outlook over the rear garden and doors to the deck area.

The kitchen/breakfast room has a good range of wall and base cupboards with ample work surface and peninsular breakfast bar. There is all the usual appliance space for washing machine, dish washer, fridge/freezer and cooker. There are tiled splash backs and flooring, window with pleasant outlook over the rear garden and door to side access.

The two double bedrooms are at the front of the property and the master bedroom has a good range of fitted wardrobes and drawer units. Off the hall the bathroom has a modern 'contemporary' style suite comprising a bath with mixer tap and shower, WC, wash basin in vanity unit, heated towel rail and separate shower cubicle with electric shower, complemented by tiled walls and floor.

A particular feature is the secluded rear garden. There is a wooden deck area with tap and gated side access. Steps lead to a raised level lawn and further sun deck and shed.

The garage is currently used for storage only and has an up/over door and power and light. Further benefits are double glazed windows/doors along with plastic guttering, fascias and soffits for a maintenance free exterior.

CELEBRATING 25 YEARS

If you would like to book a viewing on this property or to ask for further details please contact the Seaford office on 01323 898666.

What the owner says...

''It is very quiet as you get no passing traffic and very convenient being so close to local shops and bus service''.