



## Alfriston Park Seaford

**Offers in the region of £390,000**

This two-bedroom bungalow is set in a sought after close within a short walk from open farmland and country walks.  
0.6 miles to Local Amenities.

The Bungalow has an extra large loft and we are told with a centre height of about 3.5 meters which offers the opportunity of a loft extension subject to the necessary planning and buildings regulations consents.

The bungalow offers two spacious double bedrooms, large lounge and dining room, conservatory, garage and off-road parking for one car and a private South facing rear garden.



Alfriston Park  
Seaford

Entrance Porch  
Entry Phone System

Entrance Hall  
Large and Spacious L-shaped

Lounge/Dining Room  
This is a large light and airy room with a feature fire surround, large window overlooking the rear garden and a door leading into the conservatory.

Conservatory  
The conservatory overlooks the South facing rear garden.

Kitchen/Breakfast Room  
The kitchen offers an integrated dishwasher, gas hob electric oven and fridge/freezer and space for an undercounter washing machine,

Bedroom 1  
A large double bedroom with a window overlooking rear garden. Built in wardrobe.

Bedroom 2  
A large double bedroom with a built in wardrobe and a window overlooking the front garden.

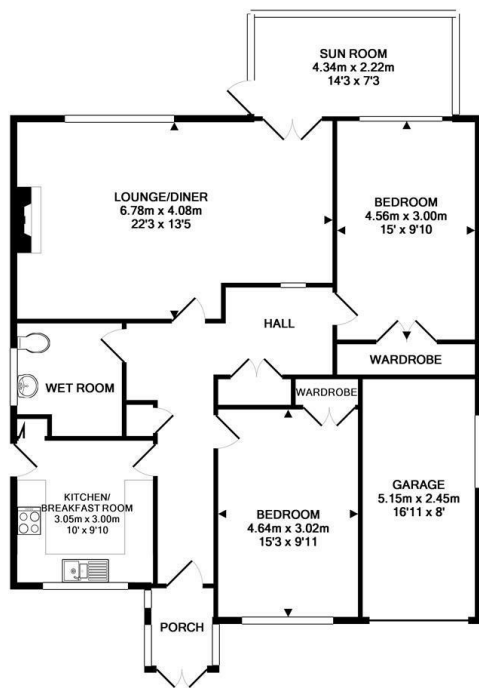
Bathroom  
A new wet room with a basin, toilet and ceiling height tiling..

Loft  
Possibility to be converted into bedrooms and a further bathroom subject to the necessary consents. We understand the loft has a centre height of about 3.5 meters. The boiler is fitted to one end.

Parking  
Garage plus Off Road for one Car

Council Tax  
Tax Band D  
Approximately £1991.59 per year

Floor Plan  
The plan and the dimensions and the estimated centre height of the loft are for information purposes only, and may not be to scale and representative of the property.



TOTAL APPROX. FLOOR AREA 113.4 SQ.M. (1221 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	78