



TOTTERDOWN, 13 LOWER DRIVE, SEAFORD, EAST SUSSEX, BN25 3AT

£475,000

An attractive detached bungalow situated in a favoured location in the East Blatchington area of Seaford, about a mile and a quarter from the town centre and railway station. Local primary schools, shops and bus route are within easy reach.

The spacious accommodation comprises entrance hall and inner hall, sitting room, dining room, conservatory and kitchen. There are also three double bedrooms with ensuite to bedroom one and shower room installed in November 2019,

The integral garage has an electrically operated roller door and there is gated access to both sides of the property leading to the well maintained level rear garden.

The property is situated on a good sized corner plot, with offering ample off road parking and further benefits from gas central heating and double glazing to exterior windows and doors.

Viewing is highly recommended to fully appreciate the well planned layout of the bungalow.

The property is to be sold with no onward chain, subject to grant of probate.

- THREE BEDROOM
- DETACHED BUNGALOW
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- SHOWER ROOM INSTALLED NOVEMBER 2019
- ENSUITE SHOWER ROOM
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED TO EXTERIOR DOORS AND WINDOWS
- NO ONWARD CHAIN
- SUBJECT TO GRANT OF PROBATE





Accommodation

Covered entrance with double glazed door to:-

ENTRANCE HALL

Woodblock flooring. Radiator. Storage cupboard housing Potterton wall mounted gas boiler.

CLOAKROOM

Double glazed window. Tiled floor and part tiled walls. Radiator. Close coupled wc. Wall mounted wash basin.

SITTING ROOM

Double glazed window to front and side. Two radiators. Gas fire with decorative surround. Woodblock flooring. Arch to:-

DINING ROOM

Double glazed window to side. Radiator. Woodblock flooring. Single glazed door to conservatory. Door to:-

KITCHEN

Wall and base units with work surface and inset one and a half bowl sink and drainer. Four ring gas hob with electric oven below. Display cabinet. Space for fridge and freezer. Tiled floor and walls. Single glazed window and door to:-

CONSERVATORY

Double glazed window and door to rear garden. Work surface. Space for washing machine, dishwasher and dryer. Tiled floor. Radiator.

INNER HALL

Hatch to loft. Linen cupboard housing hot water tank with storage above.

BEDROOM ONE

Double glazed window overlooking rear garden. Built in wardrobe. Radiator.

Door to:-

ENSUITE

Double glazed window to rear. Shower cubical. Wash basin set into vanity unit with storage below and mirror with shaver point above. Close coupled wc.

Radiator. Tiled floor.

BEDROOM TWO

Double glazed window to front. Radiator. Two built in wardrobes.

BEDROOM THREE

Double glazed window to front. Radiator. Built in wardrobe.

FULLY TILED SHOWER ROOM

Installed in November 2019 comprising a white suite with walk in shower enclosure, close coupled wc and wash basin set into vanity unit. Wall mounted mirror. Ladder style heater towel rail. Double glazed window to rear.

Outside

REAR GARDEN

Mainly laid to lawn with mature shrubs. Paved patio with gates access to either side. Timber shed and greenhouse. Exterior tap.

GARAGE

Accessed via electric roller door. Electric consumer unit. Gas and electric meters. Electric consumer unit. Single glazed window to side.

FRONT AND SIDE GARDEN

Mainly laid to lawn with flower and hedge planting. Tarmac drive and path to front. Shingle beds,





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating D.

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.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan

EST. 2004