



**2 Bed**  
**Bungalow - Semi Detached**  
**located in Deal Avenue**



**9 Deal Avenue  
Seaford  
BN25 3LP**



2



1



1



D

## Guide Price £350,000

Guide Price £350,000 - £370,000. Nestled in a peaceful area of Seaford, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The inviting reception room serves as a welcoming space for relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The bungalow features a well-appointed bathroom, ensuring all your essential needs are met with ease. The kitchen has been extended to the rear and enjoys views over the rear garden. The location itself is a true gem, with easy access to local amenities, beautiful coastal walks, and the vibrant community that Seaford has to offer. To the rear, the garden is mainly laid to lawn and a outbuilding which is currently being used as a utility/workshop. Further benefits include front garden and driveway with parking for two cars. This bungalow presents an excellent opportunity for those looking to enjoy single-storey living in a tranquil setting. Whether you are a first-time buyer or seeking a low-maintenance home, this property is sure to impress. Don't miss the chance to make this charming bungalow your new home.

### Entrance Hall

Double glazed front door. Radiator. Electric consumer unit.

### Lounge

Double glazed window to the front. Feature fireplace.

### Bedroom Two

Double glazed bay window to the front. Radiator.

### Bedroom One

Double glazed widow to the rear overlooking rear garden. Radiator.

### Kitchen

This is an extended well-appointed kitchen with matching range of wall and base units. Wooden worksurfaces with inset sink and drainer unit with swan neck mixer tap. Integrated hob with oven under. Space for washing machine and further kitchen appliances. Tiled splashbacks. Radiator. Boiler. Double glazed window to rear and small window to the side. Door to garden.

### Bathroom

Suite to comprise panel enclosed bath with shower screen. Wash hand basin inset vanity unit and low level W.C. Double glazed window to the side.

### Outside

The front garden is mainly laid to lawn with brick paved driveway offering off road parking for a couple vehicles. Gated access to the rear garden which is also mainly laid to lawn with border flower beds stocked with shrubs and bushes. Timber shed and workshop.

Council Tax Band C







**9 Deal Avenue, Seaford, BN25 3LP**



# 9 Deal AV, BN25 3LP

Approximate Gross Internal Floor Area = 54.25 sq m / 584 sq ft

Outbuilding Area = 8.36 sq m / 90 sq ft

Total Area = 62.61 sq m / 674 sq ft

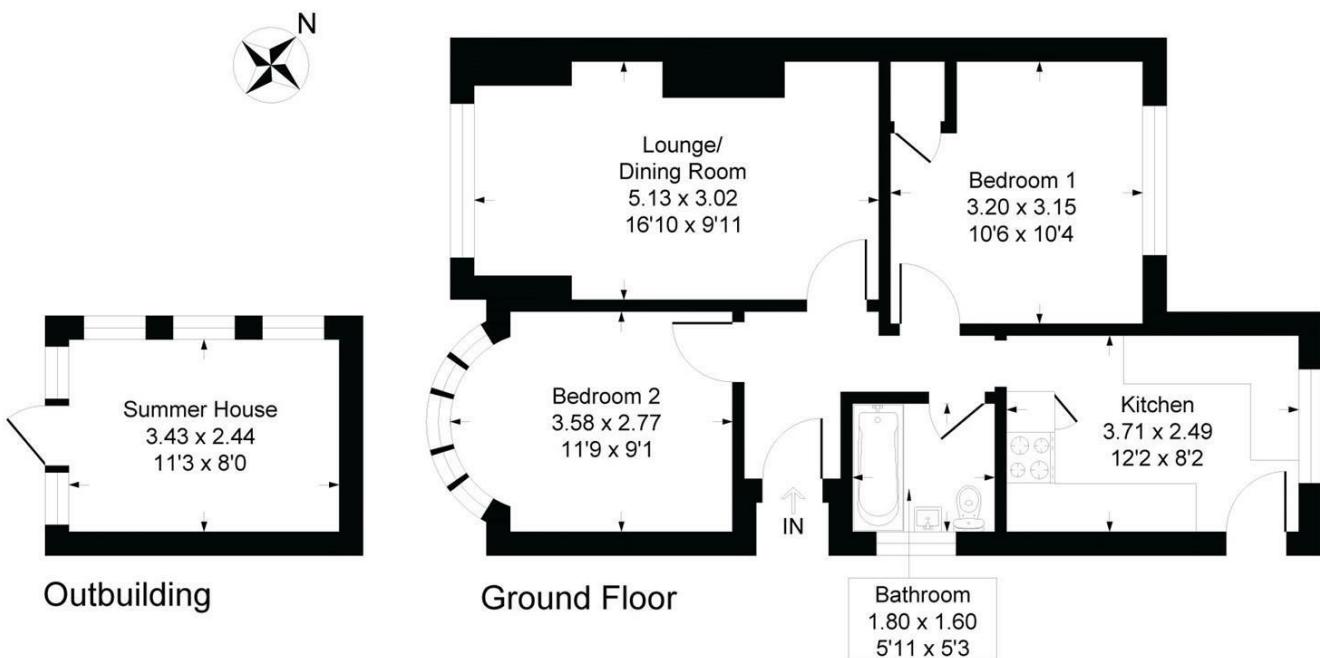


Illustration for identification purposes only, measurements are approximate, not to scale

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

