



**3 Bed  
Bungalow - Detached  
located in Lexden Road**





**33 Lexden Road**  
**Seaford**  
**BN25 3BS**



## **Guide Price £375,000**

Guide Price £375,000 - £400,000 - No Onward Chain! Seaford Properties are delighted to offer for sale this three - bedroom detached bungalow located in a sought-after location, near shops, schools and a regular bus service. The accommodation in brief; Three good size bedrooms, modern family bathroom, good size lounge and a kitchen breakfast room. Outside is a good size rear garden and to the front plenty of off-road parking. The property further benefits from a detached garage.

### **Entrance**

Double glazed front door leading into the Entrance Porch. Double glazed window to the front. Door to Entrance Hall.

### **Entrance Hall**

Radiator, storage cupboard and loft access.

### **Bedroom One**

A good size double bedroom, double glazed window to the front. radiator with thermostatic control valve and ceiling coving.

### **Bedroom Two**

A double bedroom with double glazed window to the front, radiator with thermostatic control valve and ceiling coving.

### **Bedroom Three**

Double glazed window to the side, radiator with thermostatic control valve and ceiling coving.

### **Family Bathroom**

Double glazed window to the side. Suite to comprise panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Electric shaver point. Tiled walls.

### **Lounge**

Two double glazed windows to the side. Double glazed patio door looking out and leading to rear garden.

### **Kitchen Breakfast Room**

A well-appointed kitchen comprising a range of matching wall and base units. Work Surfaces with inset single bowl stainless steel sink and drainer unit with swan neck mixer tap. Integrated hob with oven under. Space for washing machine. Adjacent further work surface, with nest of drawers and appliance space under and wall units. Wall mounted boiler. Tiles splash backs.

### **Outside**

#### **Garden**

The rear garden is low maintenance with paved seating areas with remainder laid to lawn, timber garden sheds and side access. The front garden provides off road parking for several vehicles and access to the garage with an up an over door.

#### **Garage**

The garage has dual access with up and over doors to the front and rear. There is also a personal door towards the rear.











**33 Lexden Road, Seaford, BN25 3BS**





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Approximate Gross Internal Floor Area = 79.16 sq m / 852 sq ft

Garage Area = 13.09 sq m / 141 sq ft

Total Area = 92.25 sq m / 993 sq ft

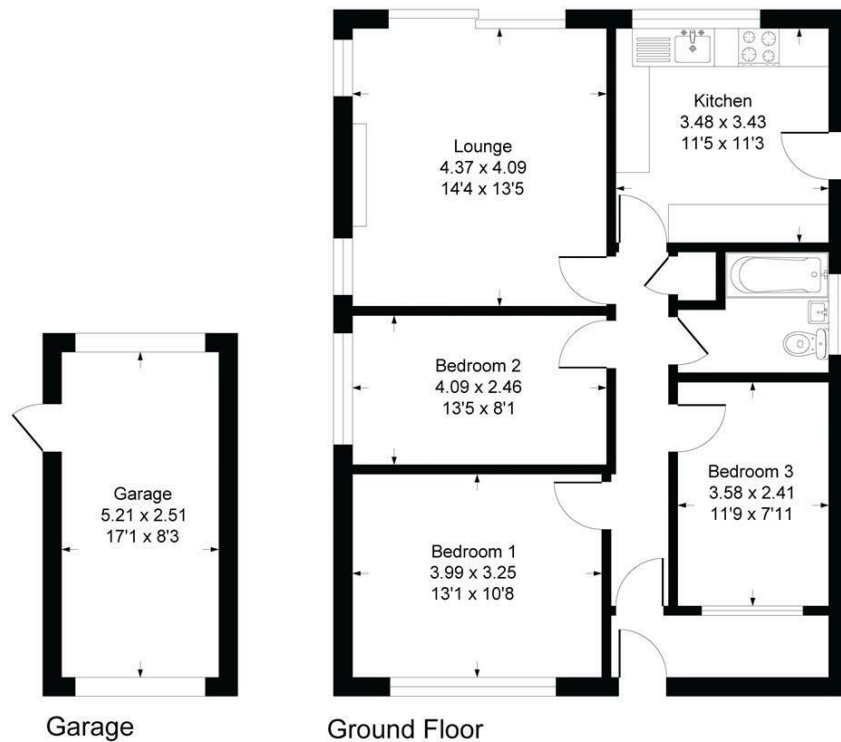
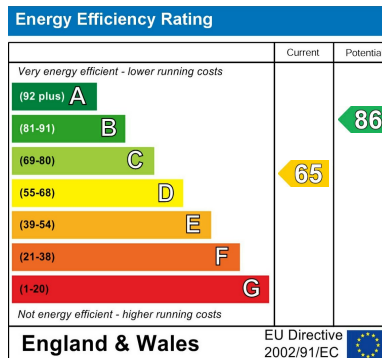


Illustration for identification purposes only, measurements are approximate, not to scale



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