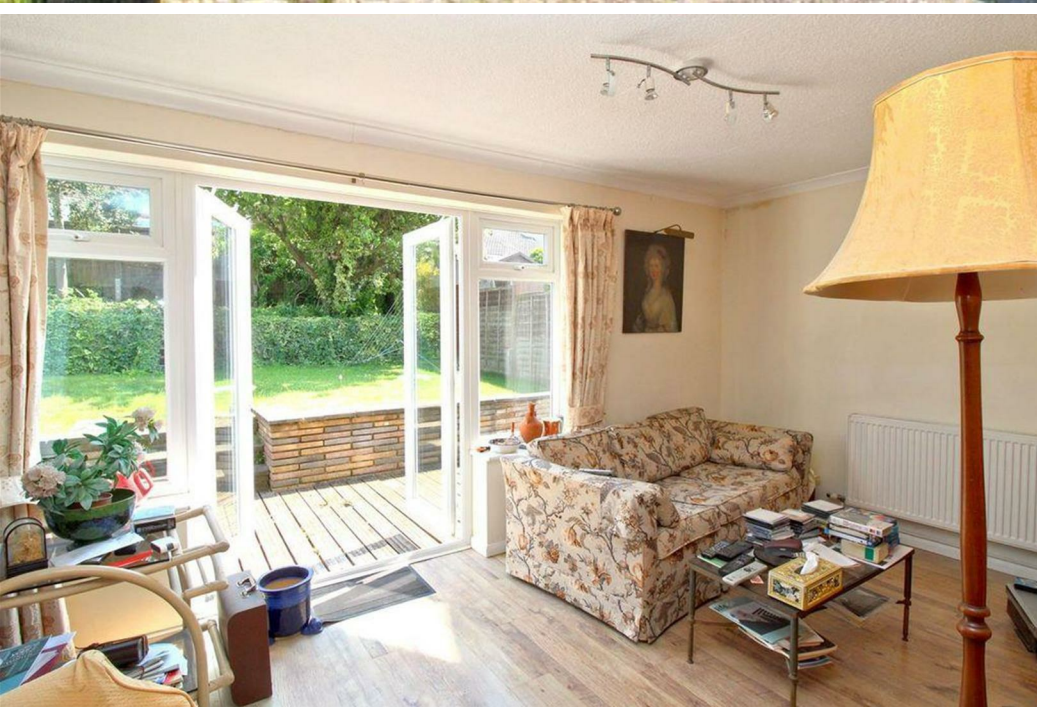




**2 Bed
Bungalow - Detached
located in Richington Way**



40 Richington Way
Seaford
BN25 3HU



2



1



1



D

Asking Price £375,000

Seaford Properties are delighted to present this two-bedroom detached bungalow to the market. The property features a spacious lounge/dining room, which benefits from patio doors that open onto the garden where the sunlight streams in. The well-appointed kitchen is well equipped, with matching wall and base units, and includes a door leading to the side of the property. There are two generously sized double bedrooms, as well as a modern bathroom. At the rear of the property, you'll find a secluded garden that is partially paved, with remainder laid to lawn and well-established shrubbery. The property also boasts a driveway offering ample parking, a front garden and a detached garage. Located in a quiet no-through road, the property must be viewed to fully appreciate all it has to offer.

Nestled in a peaceful cul-de-sac location in Seaford. This detached bungalow offers two bedrooms, a fitted kitchen, modern bathroom and spacious lounge, with patio doors opening up onto the sunny rear garden. Outside the property offers a walled front garden with a large driveway leading to a garage with plenty of off-road parking. The rear garden is a good size and is mainly laid to lawn.

Entrance Hall

Double Glazed door to side aspect, radiator.

Lounge

Double Glazed window to rear aspect, Double Glazed patio doors leading onto a decked area, electric fire place, radiator, telephone and television point.

Kitchen

Double Glazed window to side aspect. A well-appointed fitted kitchen with matching wall and base units, work surfaces to incorporate sink/drainage, recently fitted electric oven, gas hob, space for washing machine and dishwasher. Space for fridge/freezer and door to side.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to front and side aspect, radiator.

Bathroom

Double glazed window to side aspect. Suite to comprise panel enclosed foot shaped bath with mixer taps up and shower over. Vanity unit to incorporate wash hand basin and Low Level WC.

Outside

Outside the property offers a walled front garden with a large driveway leading to a garage. To the rear of the property you will find a good size garden, offering a decked area to sit outside and remainder laid to lawn. Apple tree, bushes and shrubs. You can access the garage from the rear garden which also has power and lighting.

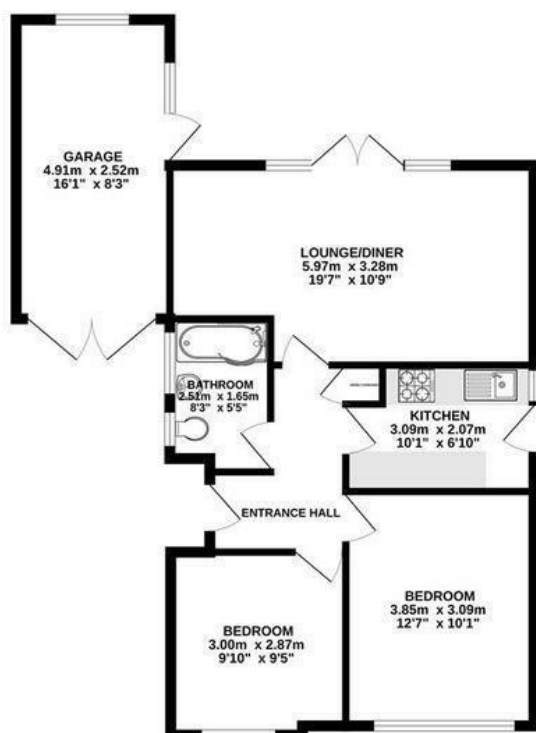
Detached Garage

Recently fitted up and over door. Rear personal door to garden. Power and light.

Council Tax Band C



GROUND FLOOR
66.6 sq.m. (717 sq.ft.) approx.



40 RICHINGTON WAY SEAFORD

TOTAL FLOOR AREA: 66.6 sq.m. (717 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
Made with Metrigix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

20 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

