

**2 Bed  
Bungalow - Semi Detached  
located in Old Poplar Close**



# 4 Old Poplar Close

## Seaford

### BN25 4FG



Guide Price £400,000 - £425,000.  
Seaford Properties are delighted to bring to the market this traditionally built and contemporarily designed two-bedroom semi-detached bungalow, built to a high specification. With light and spacious accommodation through-out the accommodation consists of a kitchen/breakfast room to the front with satin grey fitted units with integrated appliances. A living/dining room to the rear with patio door onto the garden. A good size bathroom sits perfectly between and services both bedrooms. Private level rear garden with lawn, secure side access and patio area. The property comes with the balance of a 10 year NHBC guarantee, gas fired central heating and double-glazed windows. The development itself is a private close with a spacious open environment. To the front of the home, you'll find an allocated parking space and a visitors space, adding further convenience to this already appealing home. Residents of Old Poplar Close pay an annual charge of £150 towards the upkeep of the private road. An internal viewing is highly recommended.

### Kitchen / Breakfast Room

Fitted with a matching range of units and comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor hood above and electric oven below. Inset one and a half bowl sink and drainer. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Window to the front aspect. Wall mounted concealed gas combi boiler.

### Lounge

The large living room has ample natural light, thanks to the generous windows and sliding patio doors that lead directly onto the rear garden. An internal privacy window connects the lounge to the kitchen, allowing for a semi-open feel while still keeping the spaces separate.

### Shower Room

Double glazed window to the side. Fitted with a matching white suite and comprising double shower tray with fixed glass panel and wall mounted shower unit. Wall hung wash basin. Low Level WC. Heated chrome towel rail.

### Bedroom One

Large double glazed window looking out onto the rear garden. Fitted wardrobes. Radiator.

### Bedroom Two

Double glazed window to the side. Radiator.

### Outside

Allocated parking space and visitor space at the front of the property. Block paved path leads to the front door. Side gate provides access to the rear garden. The rear garden has a paved patio area to the rear of the property and the remainder laid to lawn with summerhouse and shed.

Conveniently located just outside the close on the A259 are bus stops to Seaford Town Centre/Brighton and Eastbourne. Located close to the South Downs National Park Old Poplar Close lies approximately 1.5 miles from Seaford town centre and all its amenities. Seaford has a railway station with services to London Victoria via Lewes, comprehensive shopping and medical facilities, two golf clubs and downland walks. There is a long beach and uncommercialised seafront esplanade with a sailing club.



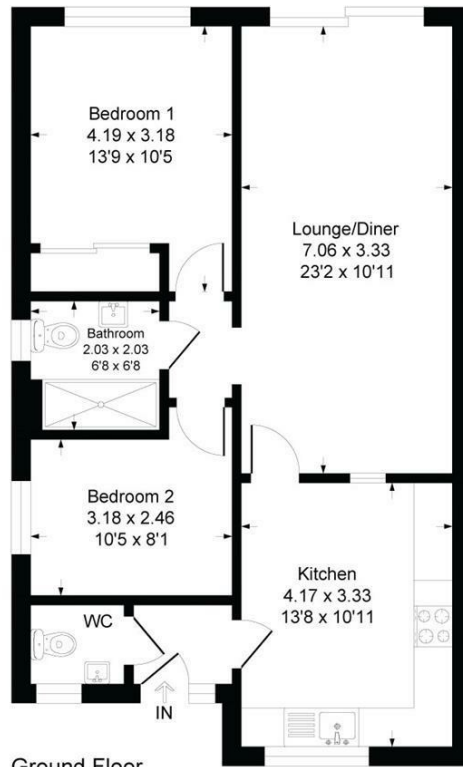




**4 Old Poplar Close, Seaford, BN25 4FG**




4 Old Poplar Close, BN25 4FG  
 Approximate Gross Internal Floor Area = 72.43 sq m / 780 sq ft



Ground Floor

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>			<b>95</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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**

18 Sutton Park Road  
 Seaford  
 East Sussex  
 BN25 1QU

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

T: 01323 899779

