



**41 LEXDEN ROAD**  
**SEAFORD, BN25 3BE**

**GUIDE PRICE £375,000+**  
**FREEHOLD**

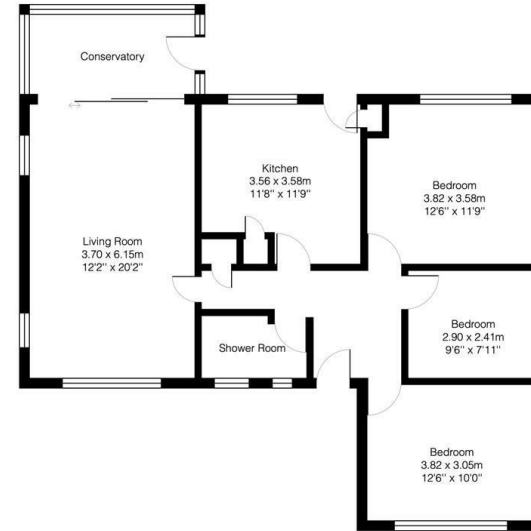
**\*\*For Sale by Auction 25th September 2024\*\*** Guide Price £375,000 - £400,000. A 3 bedroom detached bungalow on a good-sized plot. The property is being sold with vacant possession and offers scope for extension, should the buyer wish. The property benefits from a west facing garden, detached garage, and driveway for 2 to 3 cars. The property is well situated in a popular residential area of Seaford, approximately 1 mile to Seaford town centre and 1.3 miles to Seaford beach. Buyers are advised to review the legal pack prior to bidding. Further details can be obtained from the auctioneer.

**Nicholas  
James**

SALES LETTINGS AUCTIONS



Lexden Road, Seaford, BN25 3BE



Total Area: 89.8 m<sup>2</sup> ... 966 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not energy efficient - higher running costs			

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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