17 ST. ANDREWS DRIVE, SEAFORD, BN25 2SB

£350,000

A two bedroom semi-detached bungalow situated in a quiet and elevated position, about a mile from Bishopstone railway station, the Sailing Club and Esplanade. Bus services operating along the A259 between Eastbourne and Brighton are nearby and Seaford town centre is about two miles distant.

The property has the advantage of delightful views over neighbouring properties towards the sea, Newhaven Harbour and Cliffs in the distance, from the rear of the property.

The well planned accommodation comprises entrance hall, south-westerly aspect lounge/diner, conservatory, two bedrooms, modern shower room and well-fitted kitchen.

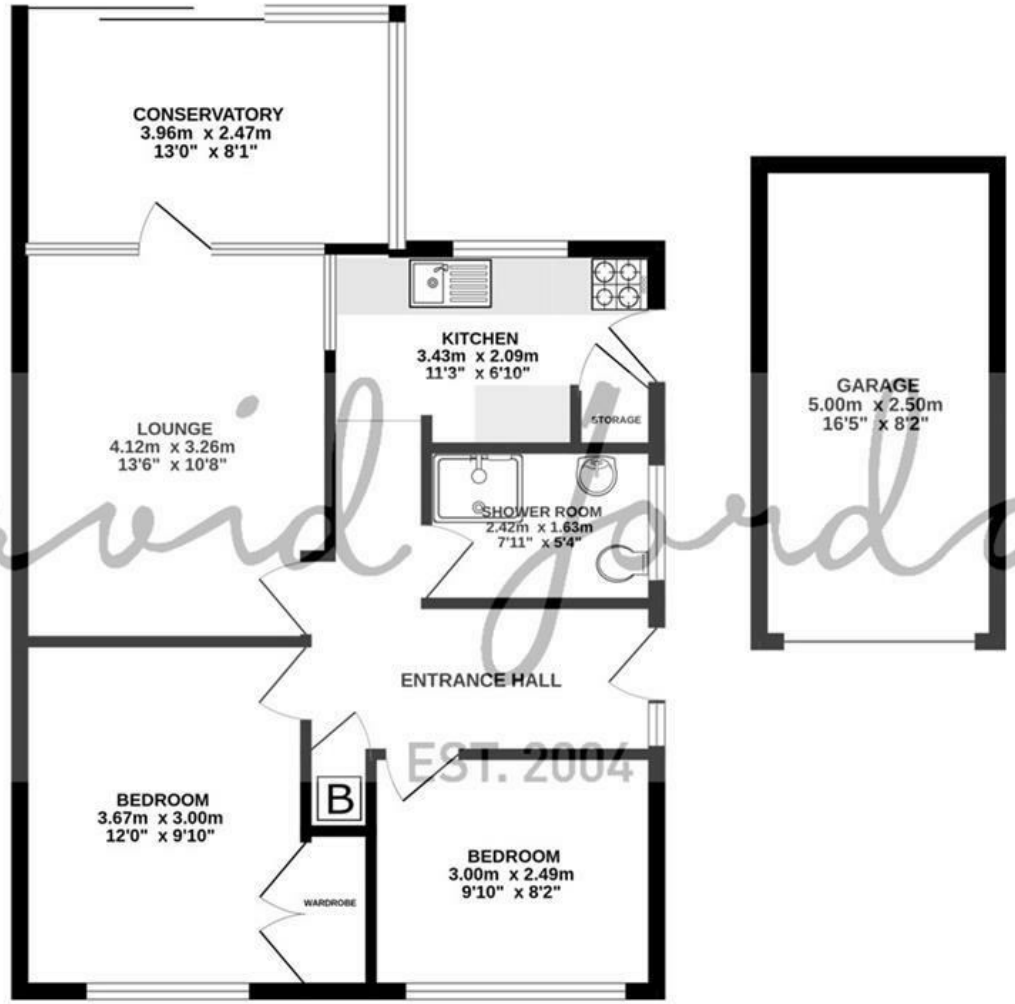
The front garden is laid to lawn with pathway and driveway leading to the garage and entrance of the bungalow. The driveway offers off road parking for several vehicles. The enclosed rear garden is a generous size and is mostly laid to lawn, and has a paved patio.

Further benefits include uPVC double glazing, gas central heating and being very well presented throughout.

An internal inspection is advised to appreciate the accommodation on offer.

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED BUNGALOW
- LOUNGE/DINER
- WELL-FITTED KITCHEN
- MODERN SHOWER ROOM
- CONSERVATORY
- PLEASANT SEA VIEWS
- GENEROUS-SIZED SOUTH WESTERLY ASPECT REAR GARDEN
- OFF ROAD PARKING AND SINGLE GARAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN

GROUND FLOOR
74.4 sq.m. (800 sq.ft.) approx.



David Jordan
EST. 2004

17 ST ANDREWS DRIVE BISHOPSTONE SEAFORD

TOTAL FLOOR AREA : 74.4 sq.m. (800 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representationsof fact or form part of any offer or contract.

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