35 STIRLING AVENUE, SEAFORD, BN25 3UL

£375,000

A spacious two bedroom detached bungalow, situated in a popular location on the eastern outskirts of Seaford, within approximately 350 yards of bus services operating along the Eastbourne to Brighton route. Seaford town centre and railway station are approximately one and a half miles distant. The Seven Sisters Country Park and Coastguard Cottages are approximately 1.3 miles distant.

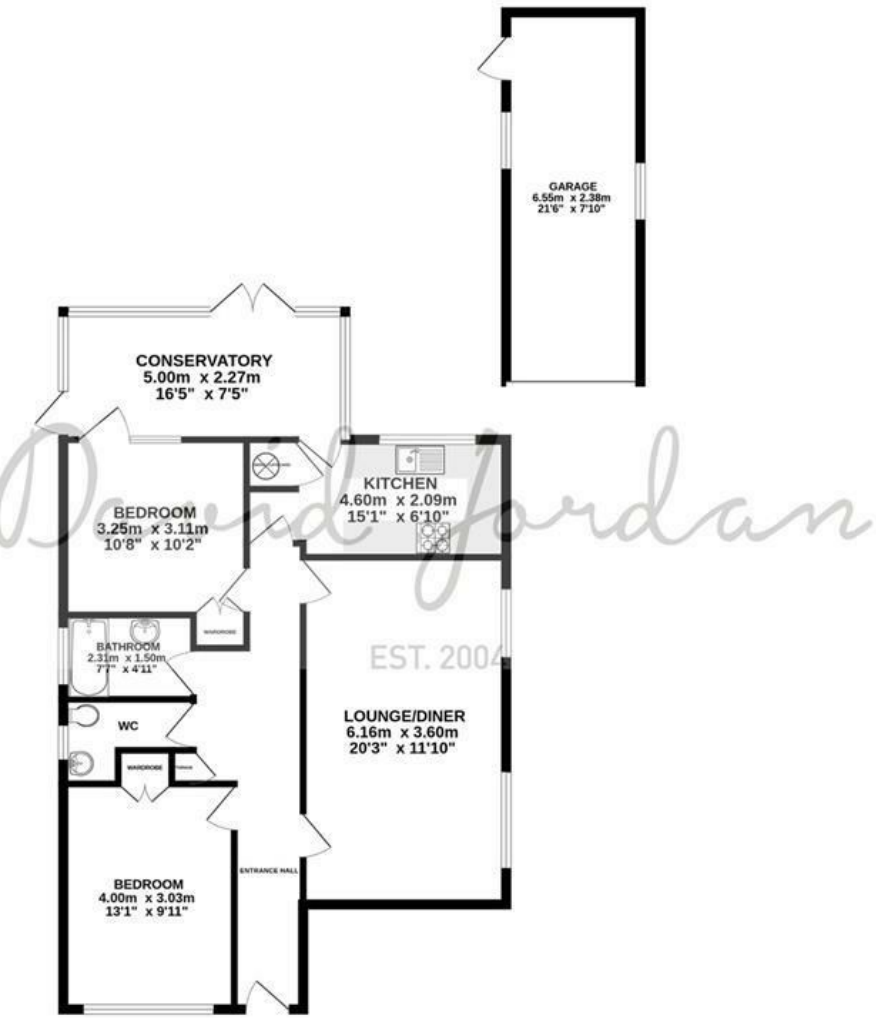
The accommodation, which requires modernisation, comprises large living/dining room, conservatory, family bathroom, separate WC, two double bedrooms and kitchen.

There is a detached garage approached via an up and over door and a concrete driveway offering ample off road parking. Gated access to one side of the property leads to the fence enclosed rear garden, the majority of which is level and laid to lawn.

Other benefits of the property include gas central heating and the property being sold with no onward chain and immediate vacant possession.

- DETACHED TWO BEDROOM BUNGALOW
- IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- BATHROOM AND SEPERATE WC
- LIVING / DINING ROOM
- KITCHEN AND CONSERVATORY
- PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND DETACHED GARAGE
- GOOD SIZED LOFT SPACE HOUSING GAS FIRED BOILER
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATLEY ONE AND A HALF MILES DISTANT
- BRIGHTON AND HOVE BUS SERVICES OPERATING ALONG THE A259 ARE LOCATED WITHIN APPROXIMATLEY 350 YARDS

GROUND FLOOR
99.5 sq.m. (1071 sq.ft.) approx.



David Jordan
EST. 2004

35 STIRLING AVENUE SEAFORD

TOTAL FLOOR AREA : 99.5 sq.m. (1071 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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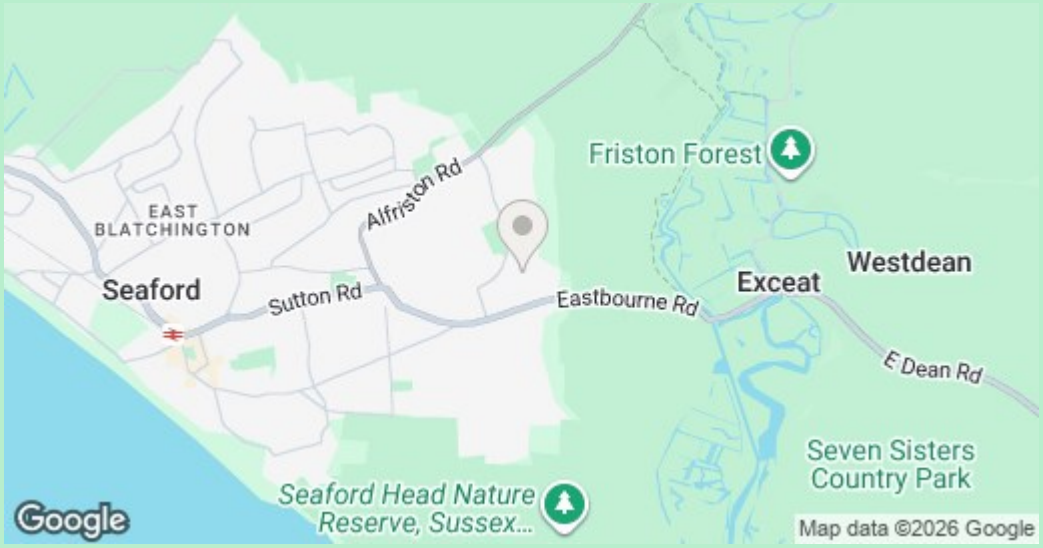
COUNCIL TAX BAND

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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