16 CLEMENTINE AVENUE, SEAFORD, BN25 2UU

£385,000

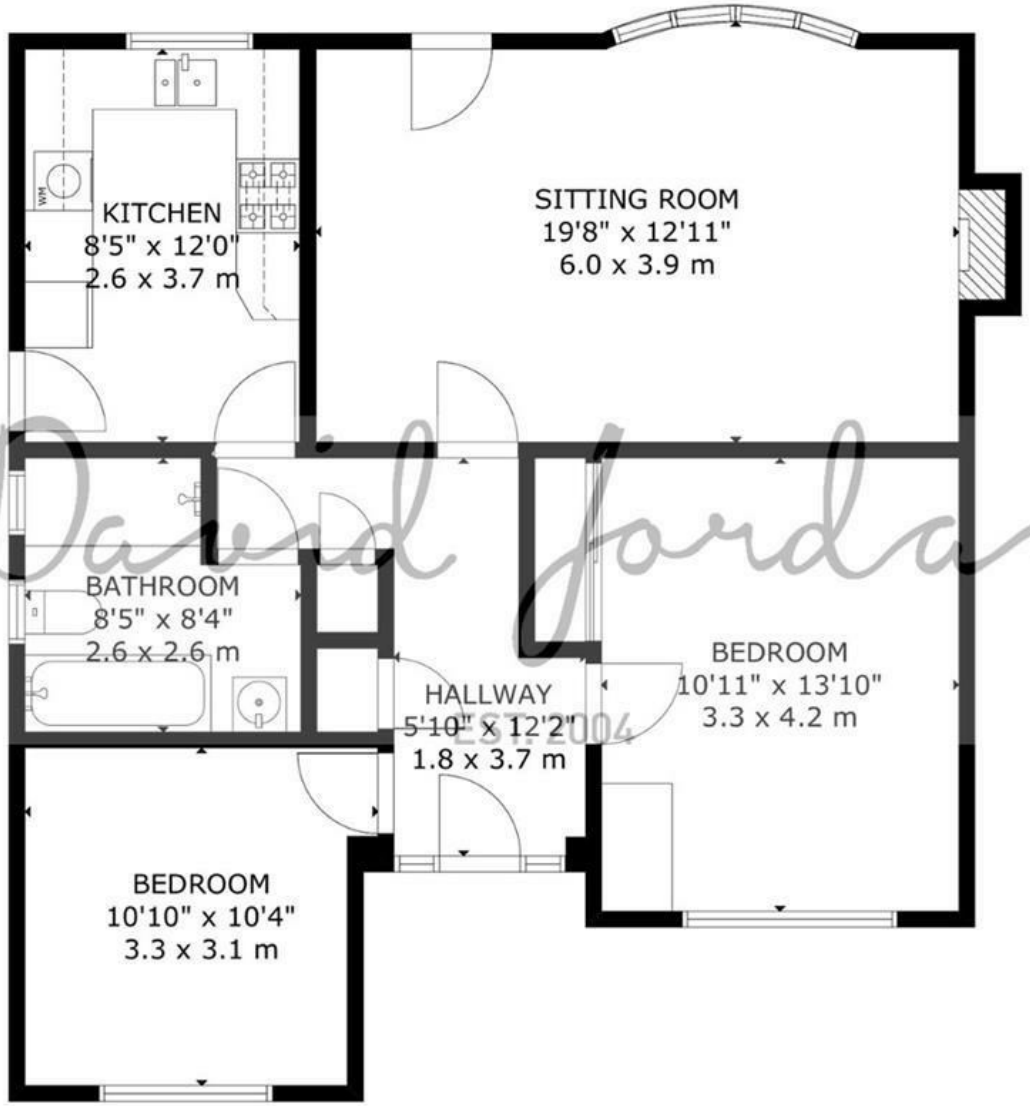
A well presented detached bungalow, set within the popular and peaceful Clementine Avenue area with a southerly aspect rear garden.

This attractive property is also convenient to local store in Princess Drive and within easy reach of miles of picturesque Downland walks and open farmland. Bishopstone Railway Station is situated a short distance away, offering direct links for commuters, while regular bus services operate along the A259 to Eastbourne and Brighton.

The property features a sunny aspect rear garden. Inside, the accommodation includes a light and spacious sitting/dining room, benefiting from excellent natural light, two double bedrooms, a practical wet room. The property benefits from uPVC double glazing and gas central heating throughout.

The garage has a concrete drive-in and would be suitable to park a vehicle.

- DETACHED BUNGALOW NEAR TO DOWNLAND WALKS
- TWO DOUBLE BEDROOMS
- WET ROOM
- SOUTHERLY ASPECT REAR GARDEN
- SITTING/DINING ROOM AND SEPARATE KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING AND GARAGE
- VACANT POSSESSION WITH NO ONWARD CHAIN



GROSS INTERNAL AREA
TOTAL: 75 m²/802 sq.ft
FLOOR 1: 75 m²/802 sq.ft

FLOOR 1

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

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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EST. 2004