



17A STIRLING AVENUE, SEAFORD, BN25 3UL

£450,000

A spacious four bedroom detached bungalow, located in a popular position on the eastern outskirts of Seaford, approximately 350 yards from bus services operating between Eastbourne and Brighton. Seaford town centre and railway station are around one and a half miles away, with the Seven Sisters Country Park and Coastguard Cottages approximately 1.3 miles distant.

The accommodation comprises a generous sitting room, kitchen breakfast room, utility room, four bedrooms and a family bathroom. There is also scope to extend the property, subject to the necessary planning consents.

Outside, there is a garage approached via a concrete driveway providing off road parking for several vehicles. The majority of the front and rear gardens are laid to lawn.

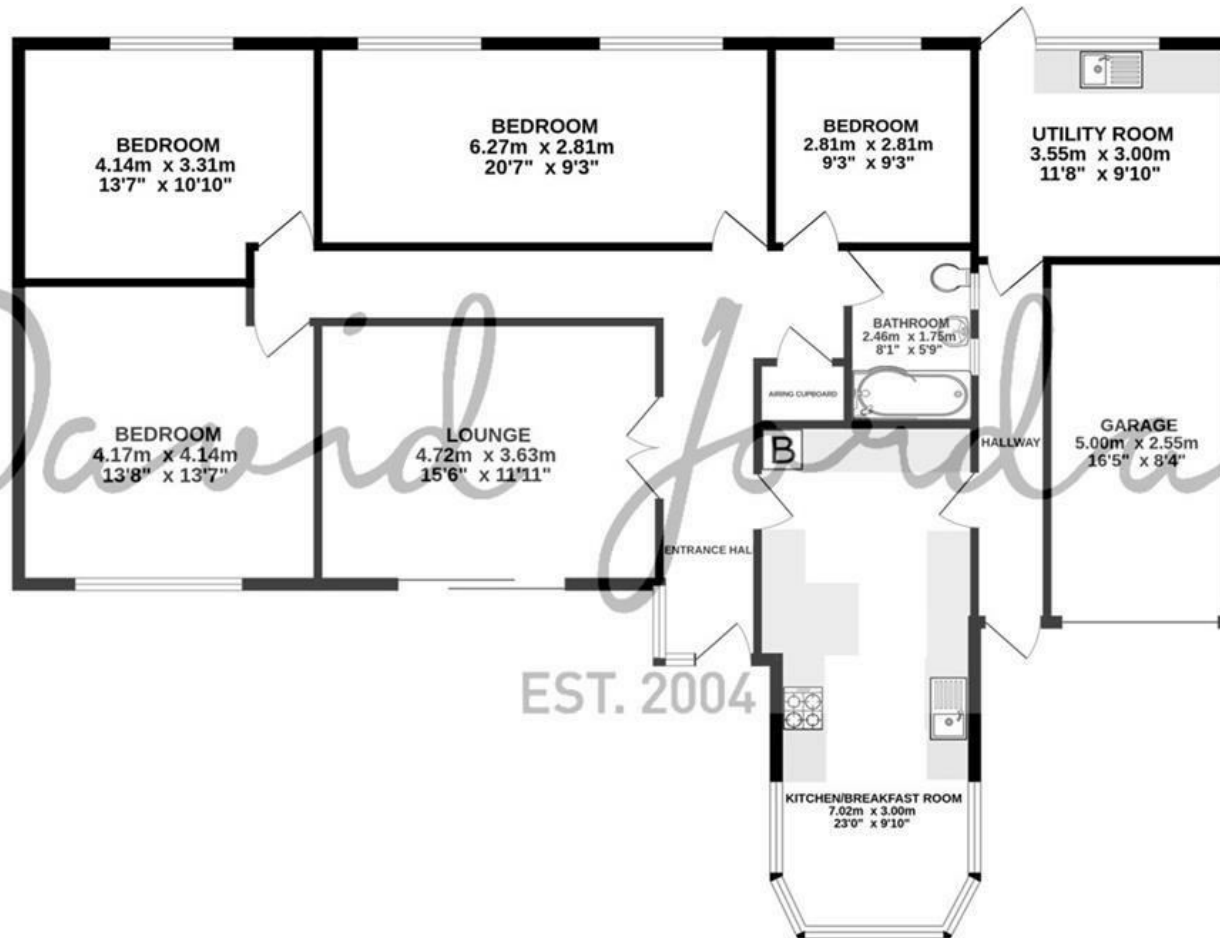
Further benefits include gas central heating, and the property is being offered for sale with no onward chain and vacant possession.

Please note that the property is currently unregistered. An application has been submitted to HM Land Registry for first registration and we understand from the sellers' solicitors that this application can be expedited once a sale has been agreed.

- FOUR BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM FORMING PART OF A CONSERVATORY EXTENSION WITH BUILDING REGULATIONS COMPLETION CERTIFICATE AVAILABLE
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND GARAGE
- UTILITY ROOM
- BATHROOM
- SITTING ROOM
- LOCATED IN A POPULAR POSITION ON THE EASTERN OUTSKIRTS OF SEAFORD, APPROXIMATELY 350 YARDS FROM BUS SERVICES OPERATING BETWEEN EASTBOURNE AND BRIGHTON
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE AROUND ONE AND A HALF MILES AWAY
- SEVEN SISTERS COUNTRY PARK AND COASTGUARD COTTAGES APPROXIMATELY 1.3 MILES DISTANT



GROUND FLOOR  
141.8 sq.m. (1526 sq.ft.) approx.



17A STERLING AVENUE SEAFORD

TOTAL FLOOR AREA: 141.8 sq.m. (1526 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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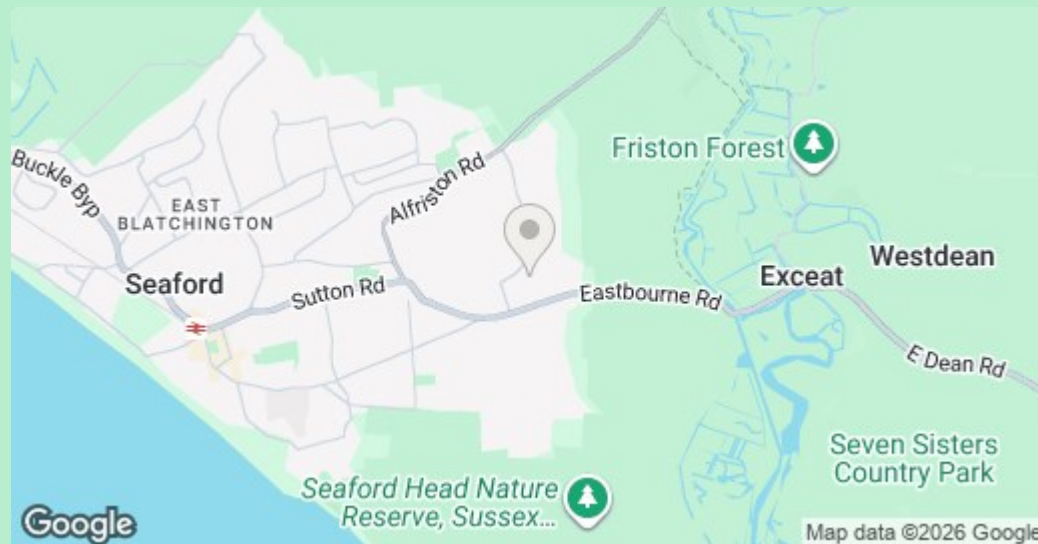
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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 representations of fact or form part of any offer or contract.

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EST. 2004