ALBANY EASTBOURNE ROAD, SEAFORD, EAST SUSSEX, BN25 4DB

£475,000

Albany is an individually designed detached bungalow set back from the main A259 resting on a good size plot with plenty of parking for vehicles. Garden lovers will appreciate the opportunity to acquire an expensive mature level rear garden which also enjoys a good size covered paved patio, a cabin with power and light.

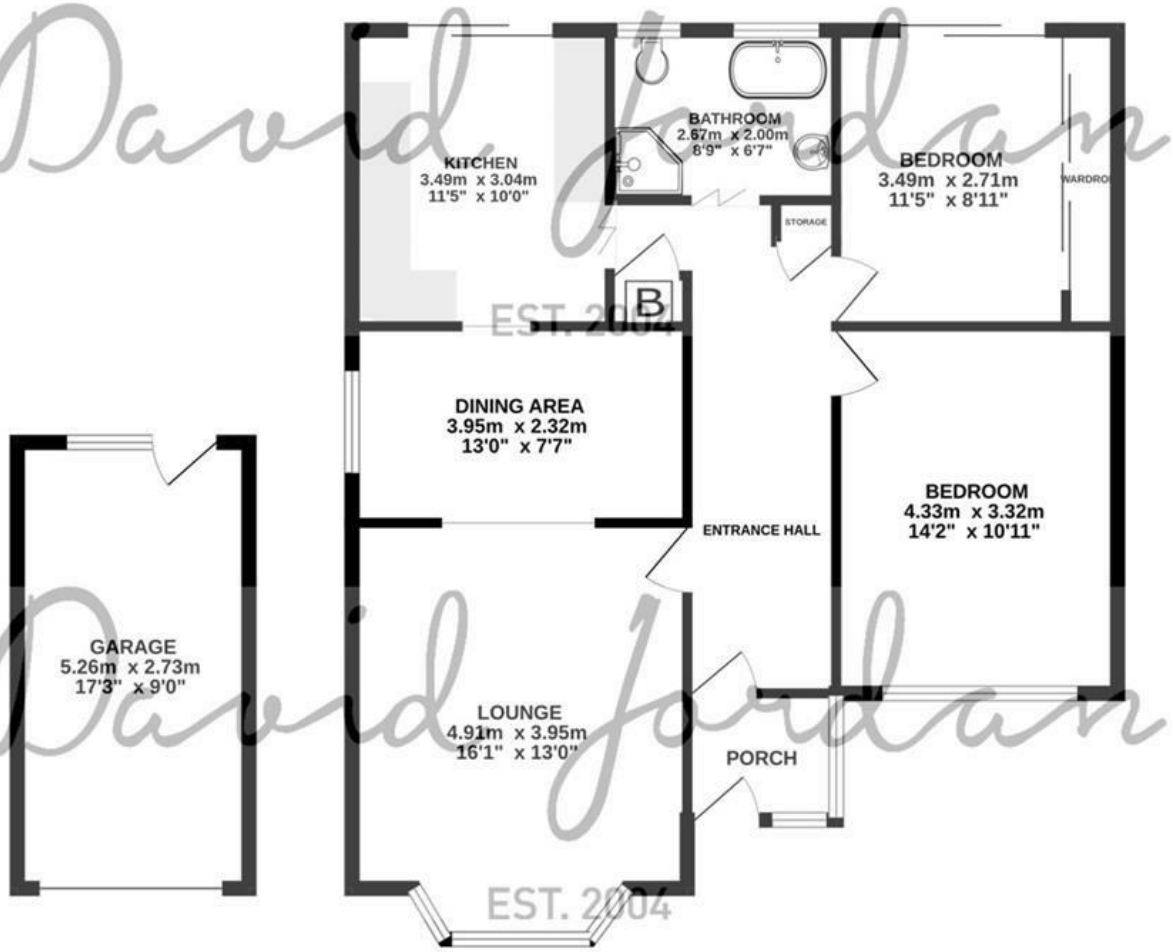
The property is conveniently located near to bus services operating along the A259 to both Eastbourne and Brighton. Seaford town centre is within one mile having train services operating to Brighton and London. There are a variety of shopping amenities Café bars and restaurants with the seafront nearby and Downs leisure centre is also located nearby.

Accommodation comprises; good size sitting room which leads conveniently into a useful dining space, the kitchen opens onto the rear patio, there are two good size bedrooms with wardrobe cupboards and a tasteful bathroom with separate shower.

Other features and benefits include UPVC double glazed windows and doors, gas fired central heating, There is a garage with electric roller door.

- DETACHED BUNGALOW
- TWO BEDROOMS
- SITTING ROOM WITH ADJOINING DINING SPACE
- KITCHEN
- BATHROOM WITH SEPARATE SHOWER
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- PAVED PATIO
- EXPANSIVE LEVEL REAR GARDEN WITH CABIN AND TWO SHEDS
- GARAGE
- PARKING

GROUND FLOOR
97.9 sq.m. (1054 sq.ft.) approx.



ALBANY EASTBOURNE ROAD SEAFORD

TOTAL FLOOR AREA : 97.9 sq.m. (1054 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: E

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