



24 ST. ANDREWS DRIVE, SEAFORD, BN25 2SG

£500,000



A spacious 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 an open aspect to the front and delightful view over neighbouring property towards the sea, Newhaven Harbour and Cliffs in the distance.

The well planned accommodation comprises entrance porch, south-westerly aspect lounge/diner, study, three bedrooms, modern shower room and well-fitted kitchen, with adjoining uPVC double glazed side porch.

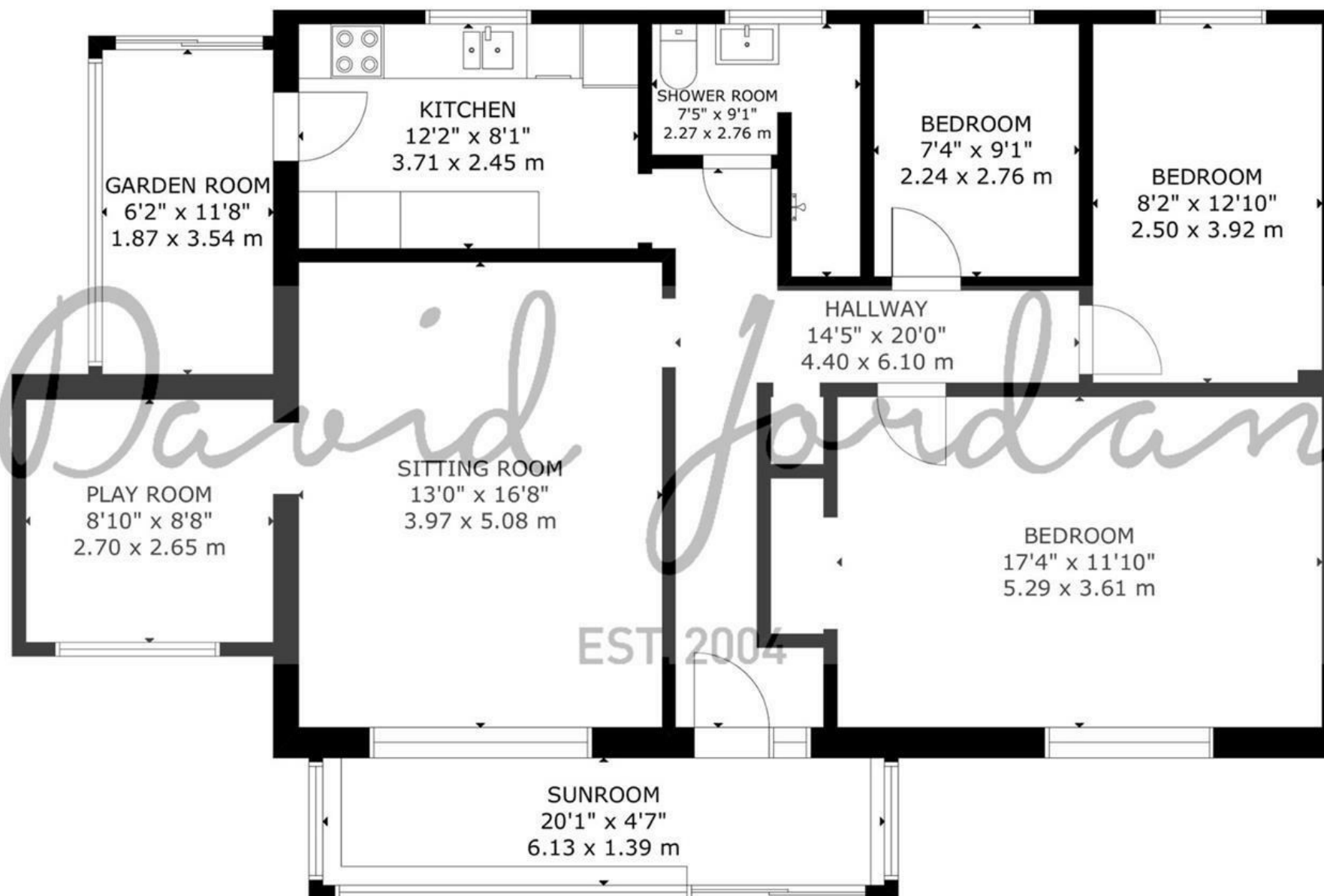
The front garden is laid to lawn with steps and pathway leading to the entrance. The driveway offers off road parking and leads to the single garage. The enclosed rear garden is mostly laid to lawn, and has raised flower beds, a patio and a pergola.

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.

- THREE BEDROOMS
- DETACHED BUNGALOW
- WELL-PRESENTED
- SPACIOUS LOUNGE/DINER
- MODERN SHOWER ROOM
- SEA VIEWS
- GENEROUS SIZE REAR GARDEN
- SITUATED IN A QUIET LOCATION
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE





GROSS INTERNAL AREA  
TOTAL: 112 m<sup>2</sup>/1,210 sq ft  
FLOOR 1: 112 m<sup>2</sup>/1,210 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





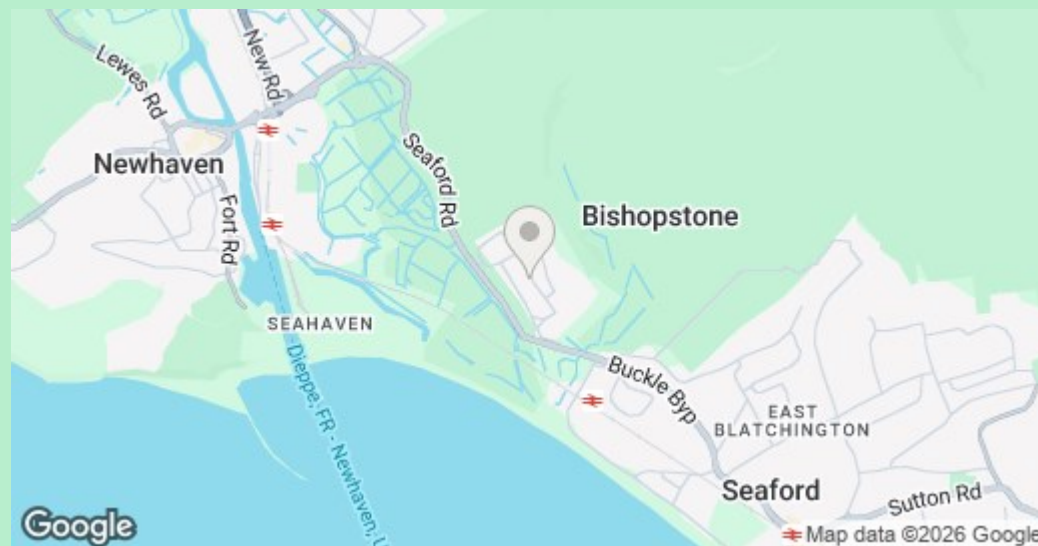
## COUNCIL TAX BAND

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

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EST. 2004