

**3**  
BED

Well Presented with South Aspect Garden  
68, Clementine Avenue, Seaford, BN25 2XG



## localknowledge...

Clementine Avenue is conveniently located close to local shop, bus services and country walks, whilst Bishopstone train station and esplanade are within a half mile. Seaford town which offers a wide range of shops is within a mile and a half from the property.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
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## inbrief...

This well presented and spacious detached bungalow is located in a popular residential area and has the benefit of a south aspect secluded garden. The accommodation in brief comprises spacious entrance hall, three double bedrooms, lounge/dining room, conservatory, kitchen/breakfast room, en-suite shower/WC, shower room/WC, garage and parking.

<b>Style:</b>	Detached Bungalow
<b>Bedrooms:</b>	3 Double Bedrooms
<b>Reception rooms:</b>	Lounge/Dining Room, Conservatory
<b>Area:</b>	102.3 SQ M/1101.7 SQ FT
<b>Outside:</b>	Secluded South Aspect Garden
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

## moredetail...

This well presented detached bungalow, built by reputable builders 'South Bank Homes' is located in the sought after Valley Dip area of Seaford, close to picturesque country walks, Co-op convenience store on Princess Drive, a good local bus service and walking distance of Bishopstone train station. The property benefits from double glazed windows, gas central heating and Upvc fascia's and soffits for a maintenance free exterior.

As you approach the bungalow there is a block paved driveway providing ample off street parking to a single garage and gated access to both sides of the property.

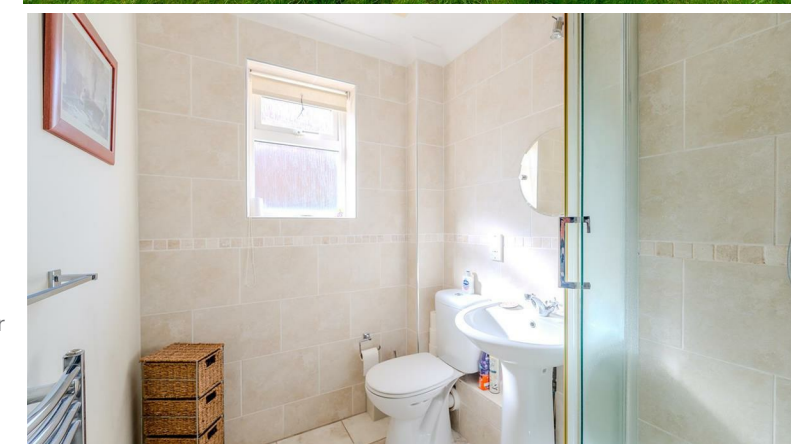
A spacious entrance hall has an airing cupboard and loft access with ladder. The dual aspect lounge/dining room has a feature wood and marble fire place with gas fire, which makes a nice focal point. Double doors give access to a good size conservatory with heated floor and doors onto the raised terrace.

The kitchen/breakfast room has been fitted with a good range of high gloss wall/base cupboards, complemented by ample work surface with tiled splash backs. There is an inset sink, gas hob with extractor canopy, electric double oven and integrated fridge/freezer, washing machine and dish washer. There is tiled flooring and door out to the rear terrace.

The bungalow has three double bedrooms. The master bedroom has a pleasant outlook over the rear garden and en-suite shower/WC with modern contemporary style suite. The two further bedrooms are at the front of the bungalow with bedroom two having a fitted double wardrobe.

From the entrance hall there is a fully tiled separate shower room with modern suite comprising double shower cubicle, WC and wash basin in vanity unit.

Outside the secluded rear garden has a sunny south/east aspect. There is a raised terrace and steps to a lower level lawn with flower borders and decking area with pergola.



To book an appointment to view this property or for further information then please contact the Seaford office on 01323 898666.



## Bear in mind...

The property is offered with vacant possession and therefore no on-ward chain.