



95 GRAND AVENUE, SEAFORD, EAST SUSSEX, BN25 2QY

£675,000

A spacious detached bungalow, set back from the road in a sought-after residential area towards the outskirts of Seaford, about a mile and three quarters from the town centre. Local bus route, shop and play area are within half a mile.

The property offers good sized family accommodation comprising sitting room, separate dining room, conservatory, kitchen, utility room, cloakroom, four bedrooms and two bathrooms.

The mature well stocked rear garden backs onto farmland. A paved patio adjoins the rear of the bungalow whilst to the front of the property is a double garage and off road parking for several vehicles.

Offered for sale with immediate vacant possession and no onward chain.

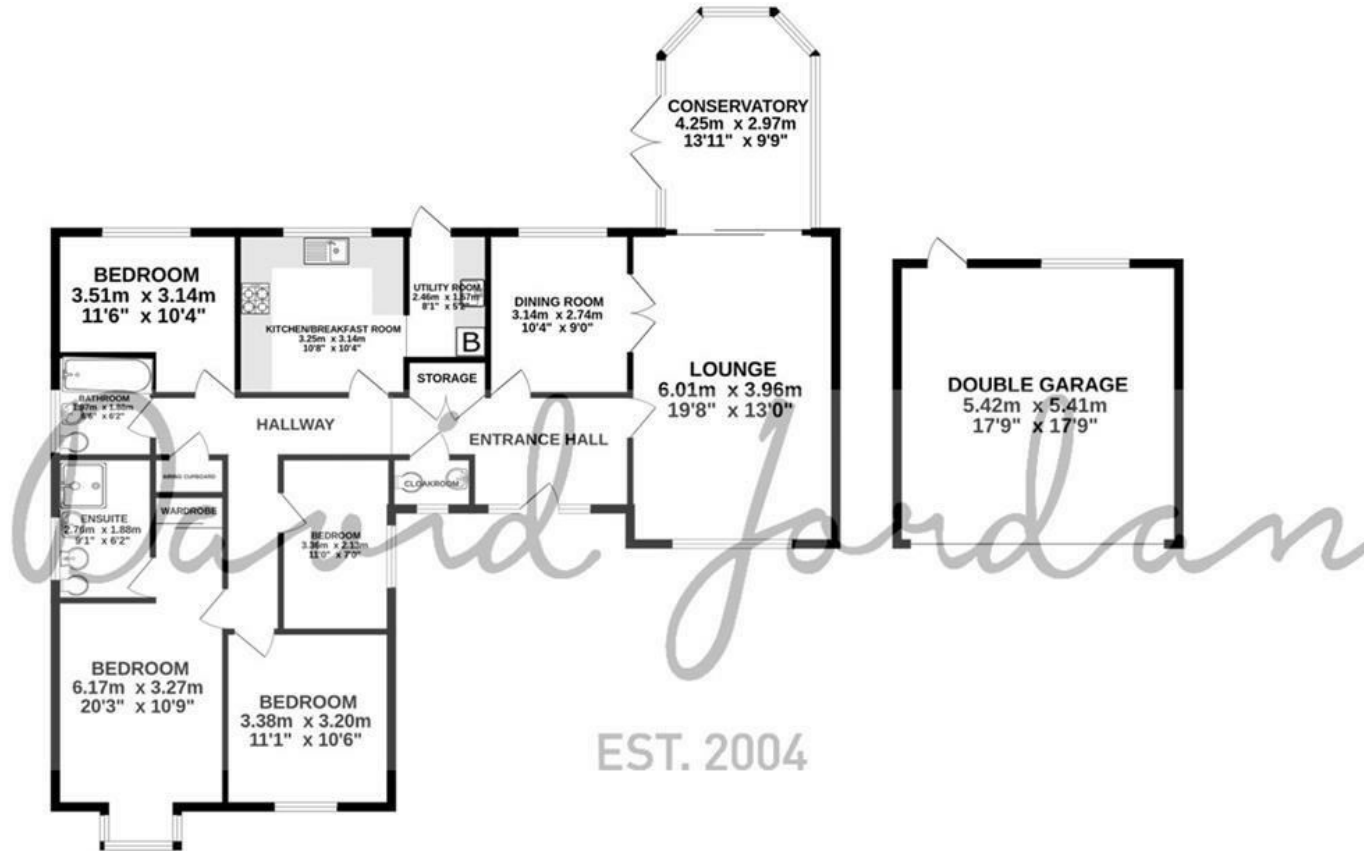
- FOUR BEDROOM DETACHED BUNGALOW
- VACANT POSSESSION AND NO ONWARD CHAIN
- SITTING ROOM AND SEPARATE DINING ROOM
- KITCHEN AND UTILITY ROOM
- CONSERVATORY
- BACKING ONTO FARMLAND
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND CLOAKROOM
- DETACHED DOUBLE GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES
- GAS FIRED CENTRAL HEATING AND MAJORITY WOOD FRAMED DOUBLE GLAZED WINDOWS
- LOCATED WITHIN HALF A MILE OF LOCAL BUS ROUTE AND SHOP







GROUND FLOOR  
162.3 sq.m. (1747 sq.ft.) approx.



95 GRAND AVENUE SEAFORD

TOTAL FLOOR AREA : 162.3 sq.m. (1747 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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## Accommodation

### ENTRANCE HALL

Wooden entrance door and double glazed wood framed windows to front. Hatch to loft. Store cupboard. Two radiators. Linen cupboard with hot water cylinder and storage above.

### CLOAKROOM

Close coupled wc. Wall mounted wash basin. Radiator. Part tiled walls. Double glazed wood framed window. Electric consumer unit.

### SITTING ROOM

Double glazed wood framed window to front. Two radiators. Feature fireplace. Doors to dining room and sliding patio door to:

### CONSERVATORY

uPVC double glazed windows and door to rear garden.

### DINING ROOM

Double glazed wood framed window overlooking rear garden. Radiator.

### KITCHEN

Range of wall and base units. Work surface with one and a half bowl sink and drainer. Tiled splash back. Four ring gas hob with cooker hood above. Electric double oven. Space for dish washer. Integrated fridge. Radiator. Double glazed wood framed window. Arch to:

### UTILITY ROOM

Range of wall and base units. Work surface with sink. Space for upright fridge freezer, dryer and washing machine. Worcester-Bosch wall mounted boiler. Wooden door to rear.

### BEDROOM ONE

Double glazed wood framed bay window to front. Radiator. Fitted wardrobe and further fitted mirror fronted wardrobe. Radiator. Door to:

### EN-SUITE

Close coupled wc. Pedestal wash basin. Shower enclosure. Bidet. Tiled walls. Double glazed wood framed window to side. Radiator.

### BEDROOM TWO

Double glazed wood framed window to front. Radiator.

### BEDROOM THREE

Double glazed wood framed window overlooking the rear garden. Radiator.

### BEDROOM FOUR

Double glazed wood framed window to front. Radiator.

### BATHROOM

Panelled bath with mixer tap and shower attachment over. Close coupled wc, Pedestal wash basin. Tiled walls. Double glazed wood framed window.

## Outside

### REAR GARDEN

Mainly laid to lawn with shrub and tree planting. Paved patio and gated side access to front. Timber shed. Rear gated access to the Copse, which provides privacy to the garden.

### DETACHED DOUBLE GARAGE

Accessed via electric up and over door. Single glazed window and personal door to rear. Elevated storage space. Consumer unit.

### FRONT

Laid to lawn with hedge border. Brick paved off road parking for several vehicles leading to the garage.

## Disclaimer

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.



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F



## 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.

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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