



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

£649,950

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.

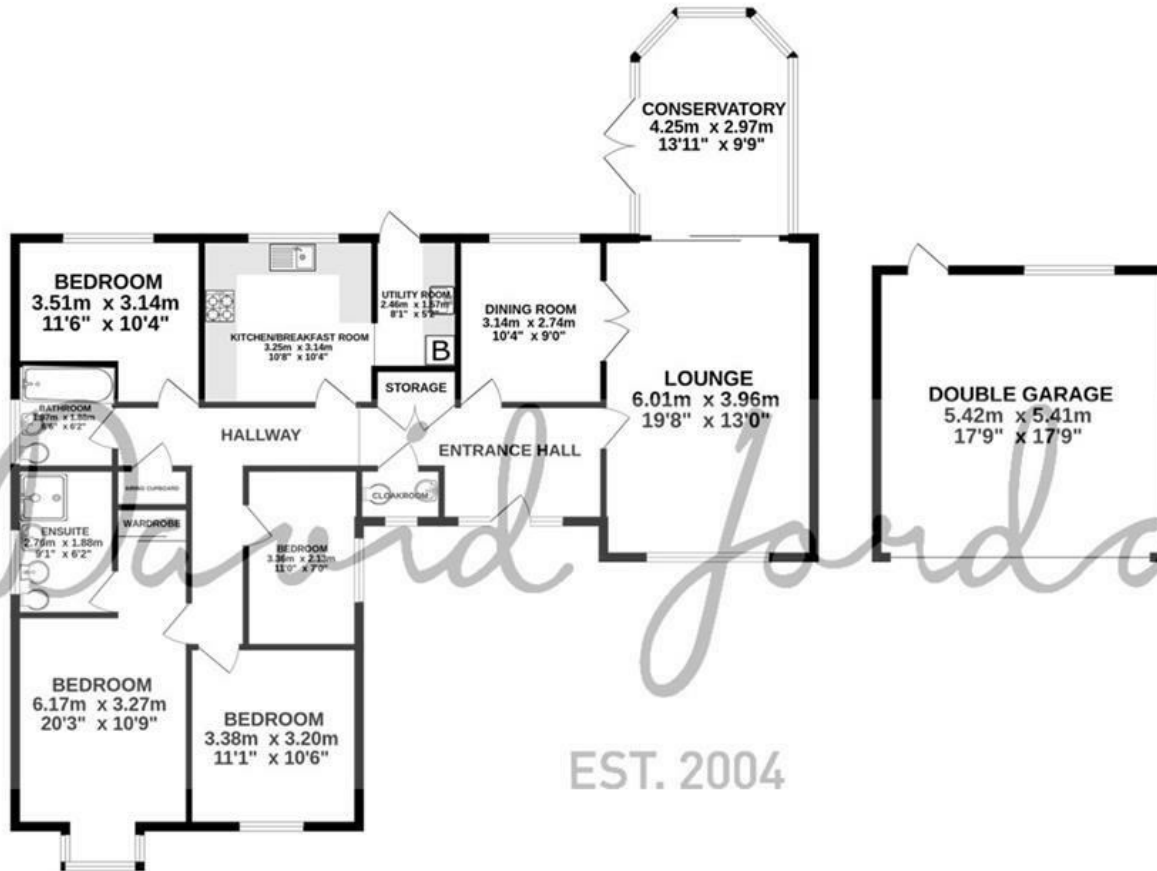
The mature well stocked rear garden backs onto farmland. A paved patio adjoins the rear of the bungalow whilst to the front of the property is a double garage and off road parking for several vehicles.

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.



EST. 2004

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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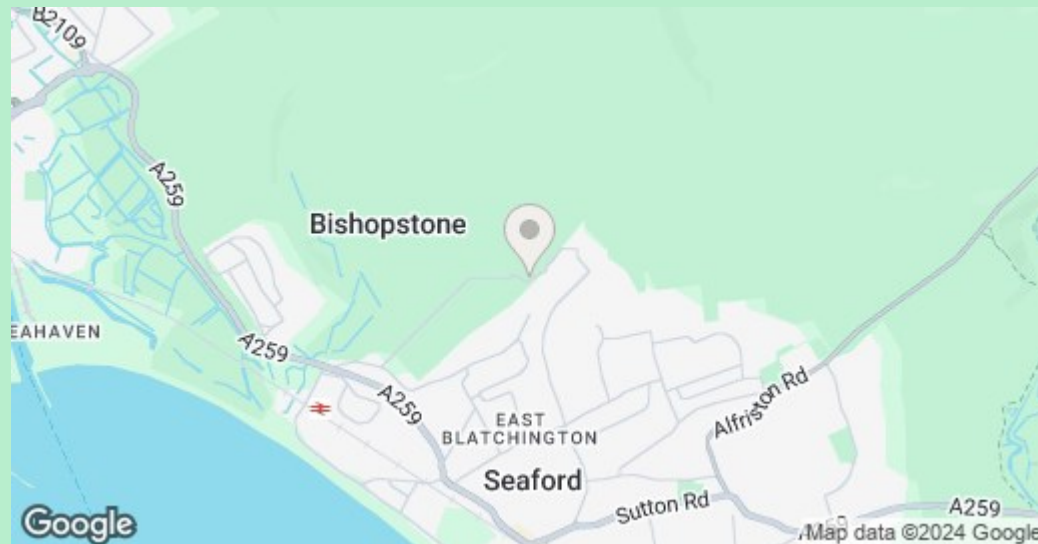
COUNCIL TAX BAND

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.

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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