



WESTMORLAND, 17 KAMMOND AVENUE, SEAFORD, EAST SUSSEX, BN25 3JL

£500,000

A two double bedroom detached bungalow, situated in a cul-de-sac, approximately one and a half miles from Seaford town centre with its range of amenities, shops and mainline railway station.

Alfriston Village, with its charming chocolate box feel, range of historic buildings including a 14th century Clergy House and Rathfinny Wine Estate is just over two miles.

High and Over with its splendid viewpoint and miles of downland walks is situated within easy reach. Local bus routes operate along the Alfriston Road (A259) between Eastbourne and Brighton with local post office and Chyngton Primary school approximately half a mile distant.

The accommodation comprises, entrance hallway, extended lounge/diner, kitchen breakfast room, shower room, and two double bedrooms.

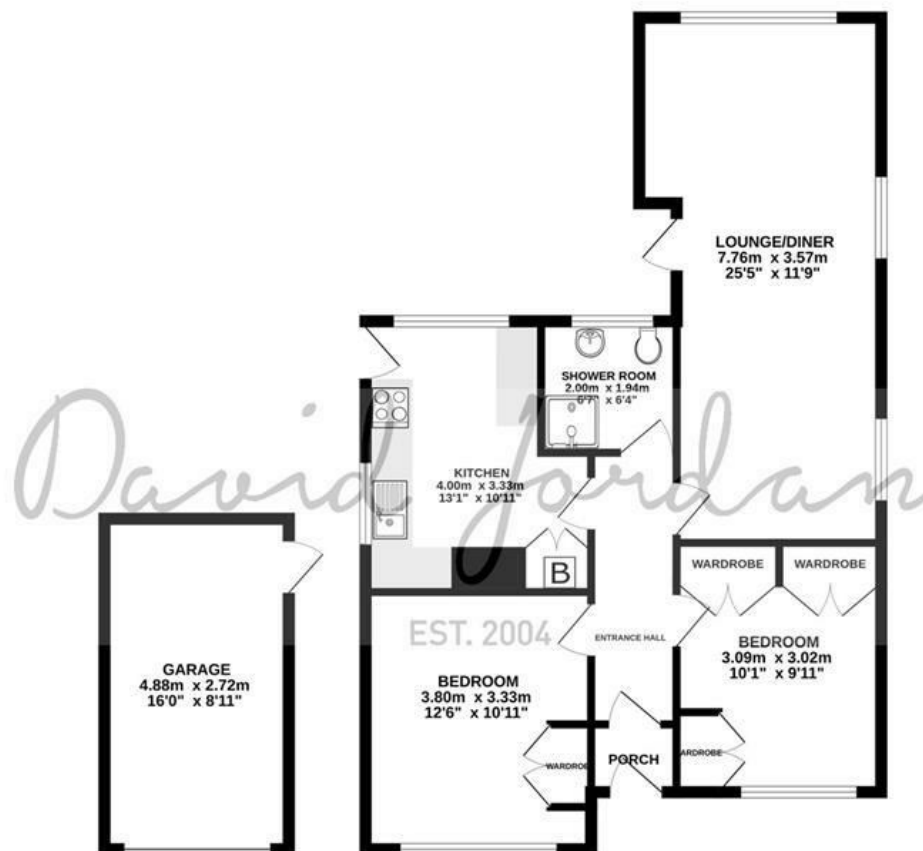
The secluded rear garden is a very generous size, and enjoys a westerly aspect. There are a range of mature trees and bushes, patio, summer house, brick-built storage room with the remainder being laid to lawn. To the front there is a brick-paved driveway affording off road parking for one vehicle, pleasant lawn area, range of plants and a detached single garage.

This property is being sold with no onward chain.

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- CUL-DE-SAC
- CLOSE TO LOCAL BUS ROUTES
- LARGE SOUTH WESTERLY ASPECT REAR GARDEN
- EXTENDED LOUNGE DINER
- MODERN SHOWER ROOM
- NO ONWARD CHAIN
- DETACHED SINGLE GARAGE
- GAS CENTRAL HEATING



GROUND FLOOR
83.4 sq.m. (898 sq.ft.) approx.



17 KAMMOND AVENUE SEAFORD

TOTAL FLOOR AREA: 83.4 sq.m. (898 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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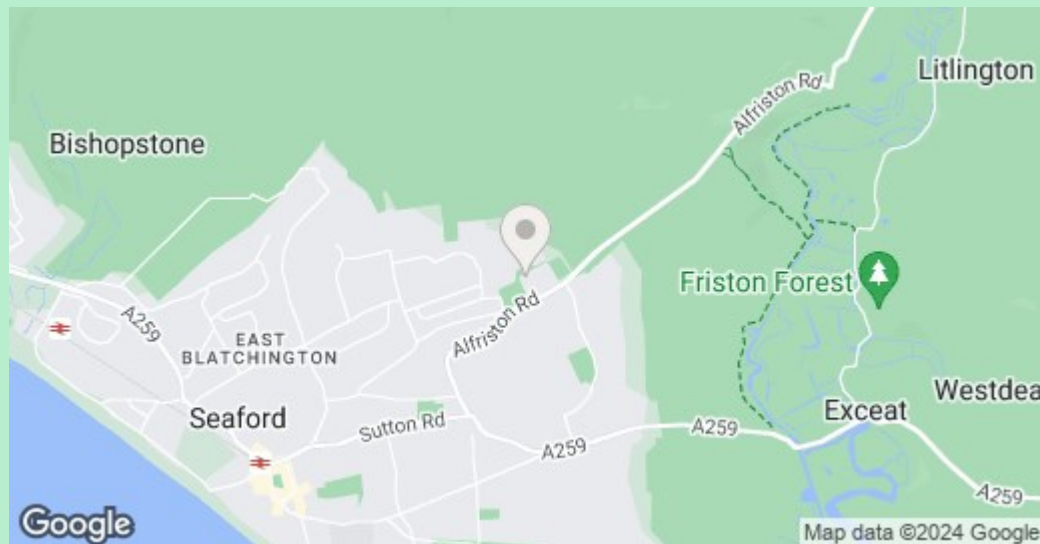
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: 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