



58 CLEMENTINE AVENUE, SEAFORD, EAST SUSSEX, BN25 2XG

£485,000

A delightful and spacious detached bungalow situated on a good size plot within this popular residential area. Features and benefits include fitted kitchen/breakfast room with built-in appliances, southerly aspect conservatory, spacious reception hallway. Both bedrooms having built-in wardrobes. Ensuite to master bedroom. Upvc double glazing, gas central heating, excellent order throughout.

- TWO BEDROOM
- DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- FAMILY BATHROOM
- SOUTHERLY ASPECT CONSERVATORY
- GARAGE
- OFF ROAD PARKING FOR TWO VEHICLES
- ATTRACTIVE REAR GARDEN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING AND BURGLAR ALARM





Entrance Porch

Upvc double glazed. Tiled flooring. Courtesy light. Upvc double glazed inner door opening into:-

Spacious Reception Hallway

Laminate floor. Radiator. Hatch to loft. Central heating thermostat. Linen cupboard housing water tank. French doors to:-

Sitting Room

Laminate floor. Two radiators. Fireplace surround. Upvc double glazed French doors opening into:-

Southerly Aspect Conservatory

Tiled floor. Radiator. Polycarbonate roof. Double doors leading out to rear patio and garden.

Kitchen/Breakfast Room

Excellent range of base and wall mounted units. Granite work surface incorporating one and a half bowl sink with mixer tap, four ring ceramic glass electric hob with touch controls, brushed steel splash-back and extractor. Integrated dishwasher. Space for washing machine. Concealed 'Potterton' gas fired boiler and consumer unit. Integrated low level oven and combination microwave oven and grill. Space for upright fridge-freezer. Tiled splash-backs. Laminate floor. Upvc double glazed front window and side door. Radiator. Space for table and chairs.

Master Bedroom

Built-in double wardrobe. Radiator. Upvc double glazed front window. Door to:-

Ensuite Shower Room

Corner shower cubicle with digital 'Aqualisa' power shower unit. Vanity unit incorporating wash bowl and cupboard beneath. Close coupled low suite w.c. Chrome ladder-style radiator. Medicine cabinet with overhead lighting facility. Tiled walls. Upvc double glazed side window.

Bedroom Two

Built-in double wardrobe. Radiator. Upvc double glazed rear window.

Bathroom

Fitted suite comprising; bath with mixer tap and hand shower attachment, vanity unit incorporating wash bowl, selection of cupboards. Close coupled low suite W.C. Mirror with matching twin medicine cabinets and over head lighting. Tiled walls and tiled flooring. Chrome ladder-style radiator. Upvc double glazed rear window.

Front Garden

Laid to lawn with brick laid driveway. Gated access to rear garden.

Rear Garden

Paved patio area, leading onto large lawn area with a variety of shrubs and bushes. Fully fence enclosed.

Garage

Approached via brick paved entrance drive way. Electric roller door. Power and light points. Mezzanine storage. Upvc Passage door providing access to the rear garden.





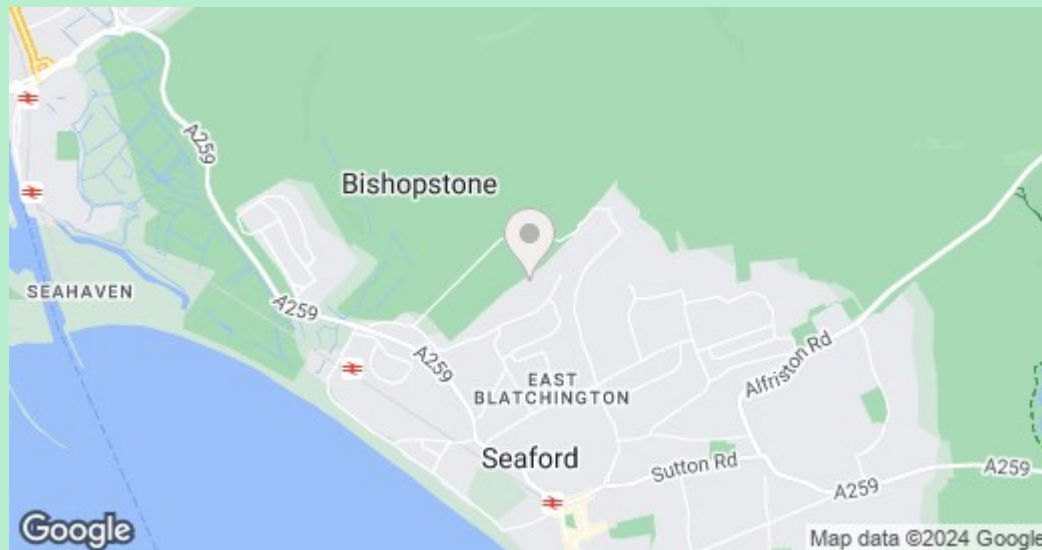
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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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