

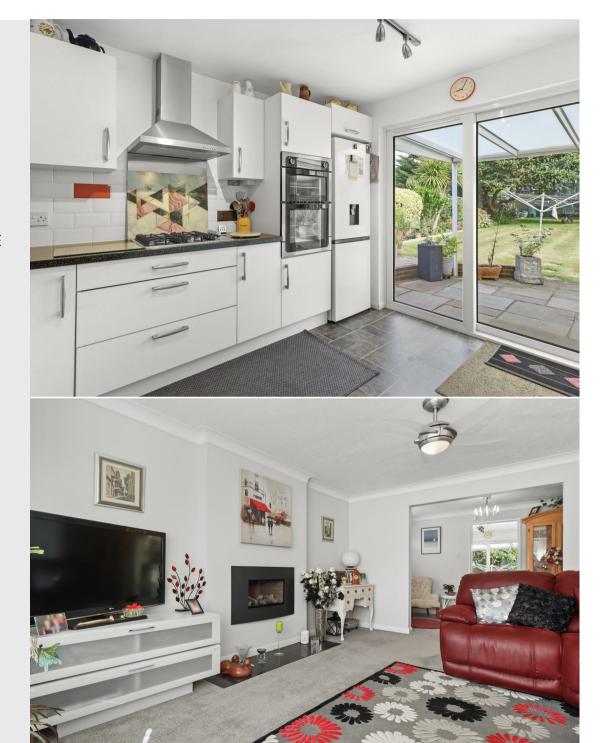
Albany is an individually designed detached bungalow set back from the main A259 resting on a good size plot with plenty of parking for vehicles. Garden lovers will appreciate the opportunity to acquire an expensive mature level rear garden which also enjoys a good size covered paved patio, a cabin with power and light.

The property is conveniently located near to bus services operating along the A259 to both Eastbourne and Brighton. Seaford town centre is within one mile having train services operating to Brighton and London. There are a variety of shopping amenities Café bars and restaurants with the seafront nearby and Downs leisure centre is also located nearby.

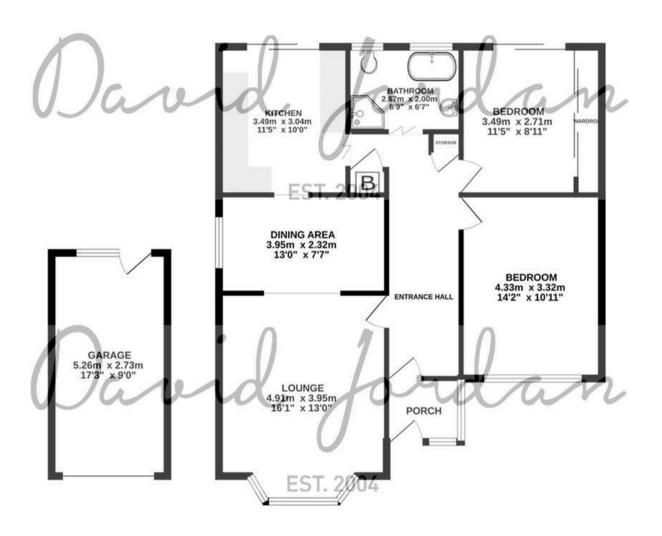
Accommodation comprises; good size sitting room which leads conveniently into a useful dining space, the kitchen opens onto the rear patio, there are two good size bedrooms with wardrobe cupboards and a tasteful bathroom with separate shower.

Other features and benefits include UPVC double glazed windows and doors, gas fired central heating, There is a garage with electric roller door.

- DETACHED BUNGALOW
- TWO BEDROOMS
- SITTING ROOM WITH
   ADJOINING DINING SPACE
- KITCHEN
- BATHROOM WITH SEPARATE
   SHOWER
- UPVC DOUBLE GLAZED
   WINDOWS AND DOORS
- PAVED PATIO
- EXPANSIVE LEVEL REAR
   GARDEN WITH CABIN AND
   TWO SHEDS
- GARAGE
- PARKING



## GROUND FLOOR 97.9 sq.m. (1054 sq.ft.) approx.



### ALBANY EASTBOURNE ROAD SEAFORD

#### TOTAL FLOOR AREA: 97.9 sq.m. (1054 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the florgish contained here, measurements of doors, wholess, comiss and any other forms are approximate and to responsibility to state for any error, prospective purchases. The services, systems and applicants shown have not been lested 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: E



# ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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 representationsof fact or form part of any offer or contract.

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EST. 2004