



45 CLEMENTINE AVENUE, SEAFORD, EAST SUSSEX, BN25 2UU

£425,000



An attractive, spacious and much improved two double bedroom detached bungalow, situated within a popular residential area commanding an elevated position and offering distant sea views.

Situated approximately a mile from the seafront, train station and Seaford town centre. There is a local convenience store situated nearby in Princess Drive and bus routes are also close-by. The property is further enhanced by the generous sized Westerly aspect rear garden that backs onto open farmland.

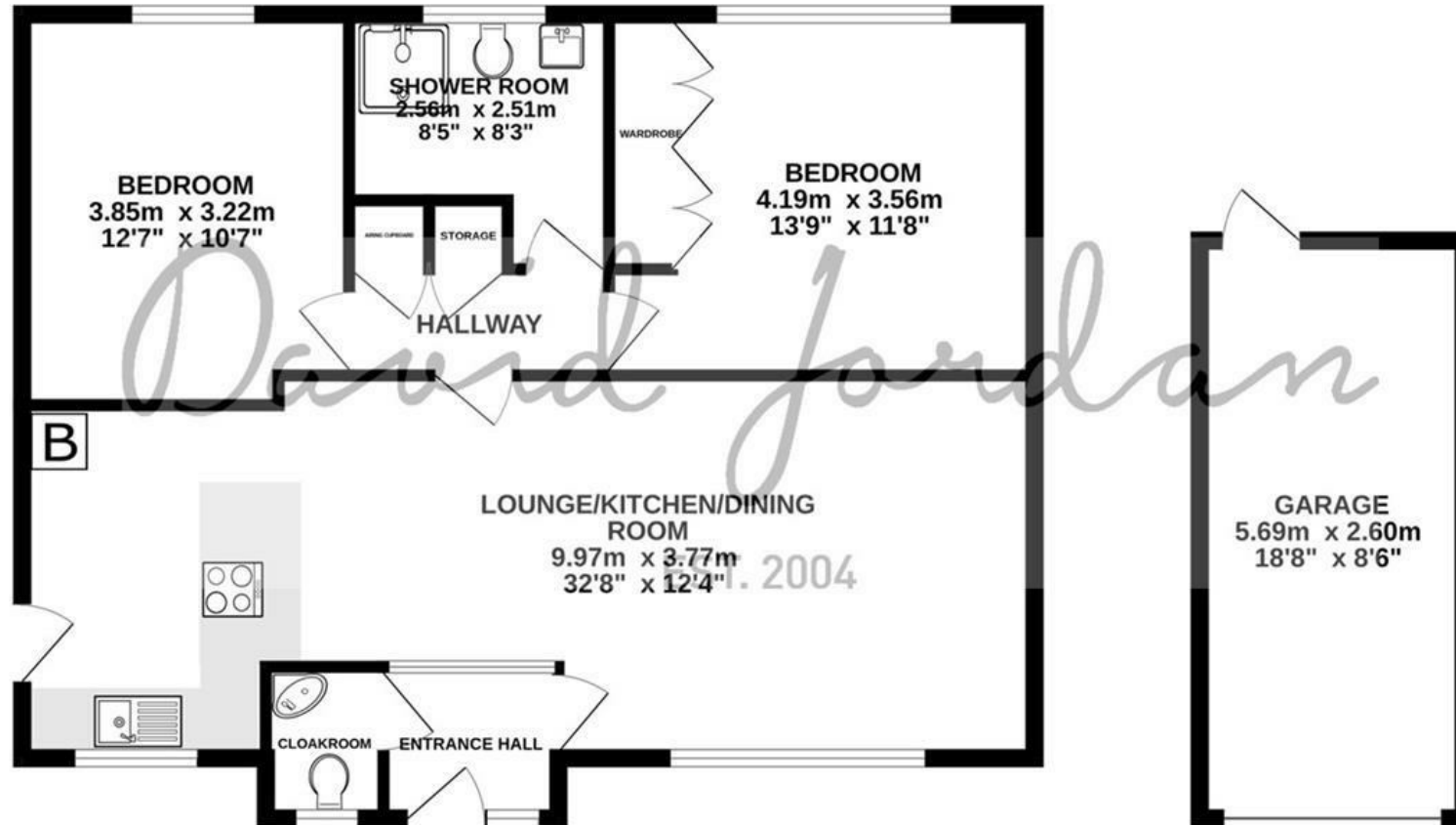
Accommodation comprises; entrance porch, cloakroom wc, stunning and modern open plan living dining and kitchen, two double bedrooms and refitted shower room.

Other features and benefits include; UPVC double glazing, oak internal doors, gas central heating, block paved driveway providing ample off road parking and access to the single garage. An internal inspection is strongly recommended to appreciate this beautiful property.

- SUPERBLY PRESENTED
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- OPEN PLAN LIVING DINING AND KITCHEN
- MODERN SHOWER ROOM AND CLOAKROOM
- GENEROUS SIZED WESTERLY ASPECT REAR GARDEN ADJOINING FARMLAND
- AMPLE OFF ROAD PARKING AND GARAGE
- DISTANT VIEWS TO THE SEA
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- CONVENIENTLY SITUATED FOR THE LOCAL CONVENIENCE STORE & BUS SERVICES.



GROUND FLOOR  
89.5 sq.m. (963 sq.ft.) approx.



45 CLEMENTINE AVENUE SEAFORD

TOTAL FLOOR AREA : 89.5 sq.m. (963 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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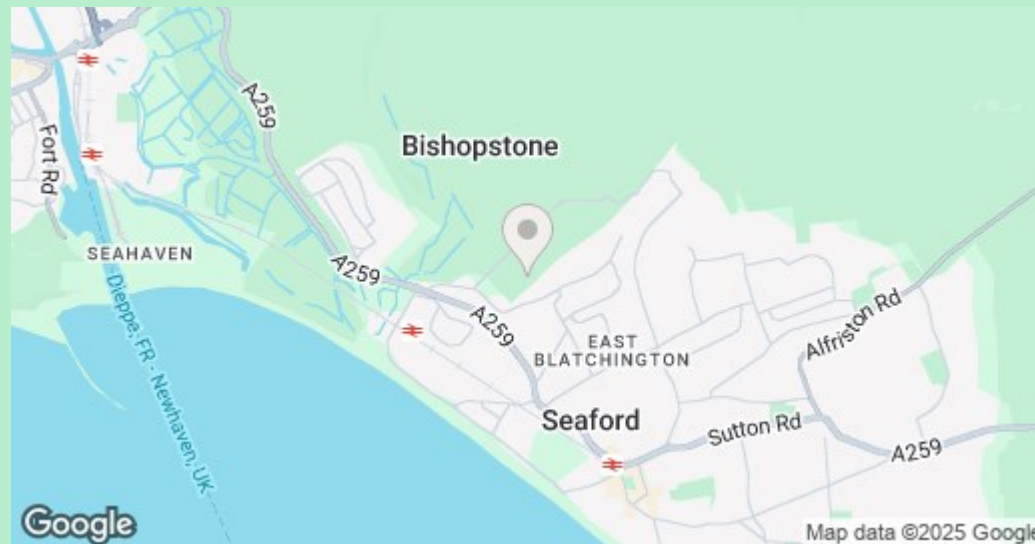
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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