



23 HILLSIDE AVENUE, SEAFORD, BN25 3LA

£425,000

This three bedroom detached bungalow is located on the Brighton and Hove bus route and is within a third of a mile of Chyngton Primary School, the Post Office in Walmer Road, a local park and playing field.

Accommodation comprises: entrance porch, entrance hallway, sitting room, kitchen, conservatory, three bedrooms, bathroom and a separate WC.

The delightful rear garden is laid out in three sections: a paved patio with pond, a lawned area with paved seating space, and a vegetable garden at the far end with raised beds, greenhouse and timber shed. There are also plum and apple trees.

To the front and side there is ample off-road parking leading to a detached garage.

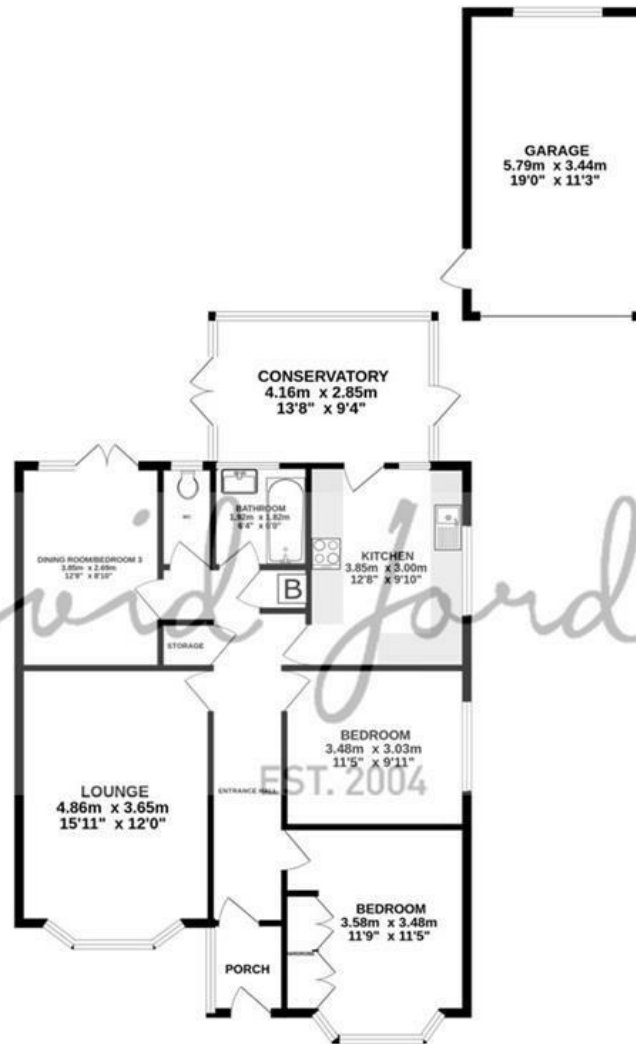
Seaford town centre, with its range of shops, amenities and mainline railway station, is approximately one and a half miles distant. Alfriston Village, with its historic charm, includes a 14th-century Clergy House and Rathfinny Wine Estate, is just over two miles away. High and Over, with its splendid viewpoint and miles of downland walks, is also within easy reach.

Further benefits include gas central heating with an Alpha boiler installed in 2021 and uPVC double glazing.

- THREE BEDROOM DETACHED BUNGALOW
- DETACHED GARAGE AND EXTENSIVE OFF ROAD PARKING
- DELIGHTFUL REAR GARDEN WITH RAISED BEDS, GREENHOUSE AND TIMBER SHED
- KITCHEN INSTALLED IN 2021
- SITTING ROOM WITH BAY WINDOW
- BATHROOM AND SEPARATE WC
- GAS FIRED HEATING WITH ALPHA BOILER INSTALLED DECEMBER 2021
- DOUBLE GLAZING
- LOCATED ON BRIGHTON AND HOVE BUS ROUTE AND WITHIN A THIRD OF A MILE FROM POST OFFICE IN WALMER ROAD
- SEAFORD TOWN CENTRE AND RAILWAY STATION ARE APPROXIMATELY ONE AND A HALF MILE DISTANT



GROUND FLOOR
116.3 sq.m. (1252 sq.ft.) approx.



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TOTAL FLOOR AREA : 116.3 sq.m. (1252 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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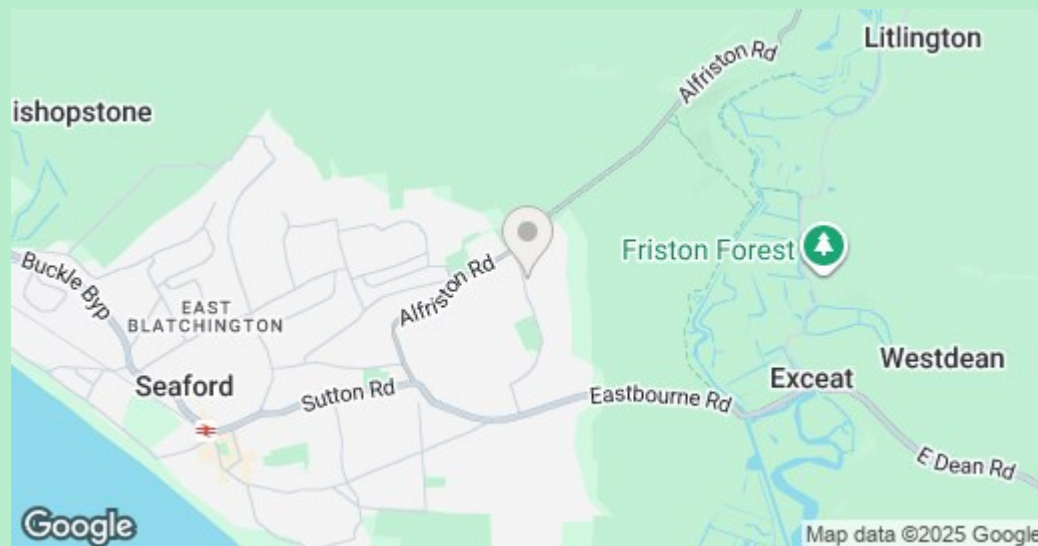
COUNCIL TAX BAND

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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