



73 Clementine Avenue, Seaford, BN25 2UU

ROWLAND
GORRINGE

73 Clementine Avenue Seaford BN25 2UU

£425,000

A detached and extended 3 double bedroom bungalow, backing onto fields and with no onward chain.

This detached bungalow does require some refurbishment but offers great potential to any new owner. An extension from the living room now provides a separate dining room or family room. The dual aspect kitchen would accommodate a breakfast area and has a side door to the rear garden. All 3 receptions have access and look onto the rear garden. To the front of the property you have all 3 double bedrooms, with bedroom 1 having a bay window providing a slight sea view. A bathroom/wc and separate toilet complete the accommodation.

Outside, the rear garden backs onto South Downs National Park farmland. It is predominantly laid to lawn with established bushes/trees to the boundaries. There is also a patio adjoining the property with secure side access to the front. The front has a lawned area with pathway to one side and a drive/hardstanding for one vehicle to the other. There is also a single garage that adjoins the neighbours garage.

Clementine Avenue is located in the popular and sought Valley development area. Nearby Princess Drive has a local Co-Op supermarket within approximately five minutes' walk. Whilst Seaford town centre, with its range of shops, pubs, cafes, parks, bus or rail services, beach and promenade can be found within one and a half miles.



- Detached Bungalow
- Extended
- Living Room
- South Downs Farmland Behind
- No Onward Chain
- 3 Double Bedrooms
- Separate Dining Room
- Private Garden
- Garage



Entrance Hall

Kitchen 3.64 x 3.37 (11'11" x 11'0")

Living Room 5.89 x 3.70 (19'3" x 12'1")

Dining Room 4.02 x 3.09 (13'2" x 10'1")

Bedroom One 4.22 x 3.29 (13'10" x 10'9")

Bedroom Two 3.02 x 2.71 (9'10" x 8'10")

Bedroom Three 3.29 x 2.85 (10'9" x 9'4")

Bathroom

Cloakroom

Garage

Rear Garden

EPC: C

Council Tax Band: E





Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

**ROWLAND
GORRINGE**