



17A, Stirling Avenue, Seaford, BN25 3UL

ROWLAND  
GORRINGE

17A, Stirling Avenue  
Seaford  
BN25 3UL

## Offers In Excess Of £450,000

A spacious and versatile four bedroom, two reception room detached bungalow set within its own grounds and accessed via a private drive.

This light and bright property offers versatile accommodation comprising; welcoming entrance hall, lounge area with inset fire and patio doors over looking the front. The impressive and bright kitchen area has matching wall and base cupboards, work surfaces, integrated appliances, part brick/glass breakfast area over looking the front and further door leading through to the garage. The four bedrooms and family bathroom are all accessed via the inner hall.

Outside the gardens are to the front, side and rear, the property is accessed by its own private drive which then further leads to the garage which further offers a utility area to the rear. The gardens are predominantly private being laid to lawn being level, patio seating areas and fence borders.

Stirling Avenue is a popular and sought after 'no through road' within close proximity to bus routes for Brighton and Eastbourne whilst Seaford town centre with its range of shops, cafes, restaurants, pubs, railway station with services to London (Victoria), seafront promenade and beach lies within 1.5 miles.

Seaford is surrounded by the South Downs National Park and, with over two miles of un-commercialised promenade and beach, offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.













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Approximate Gross Internal Floor Area = 118.31 sq m / 1273 sq ft

Garage Area = 13.27 sq m / 143 sq ft

Total Area = 131.58 sq m / 1416 sq ft

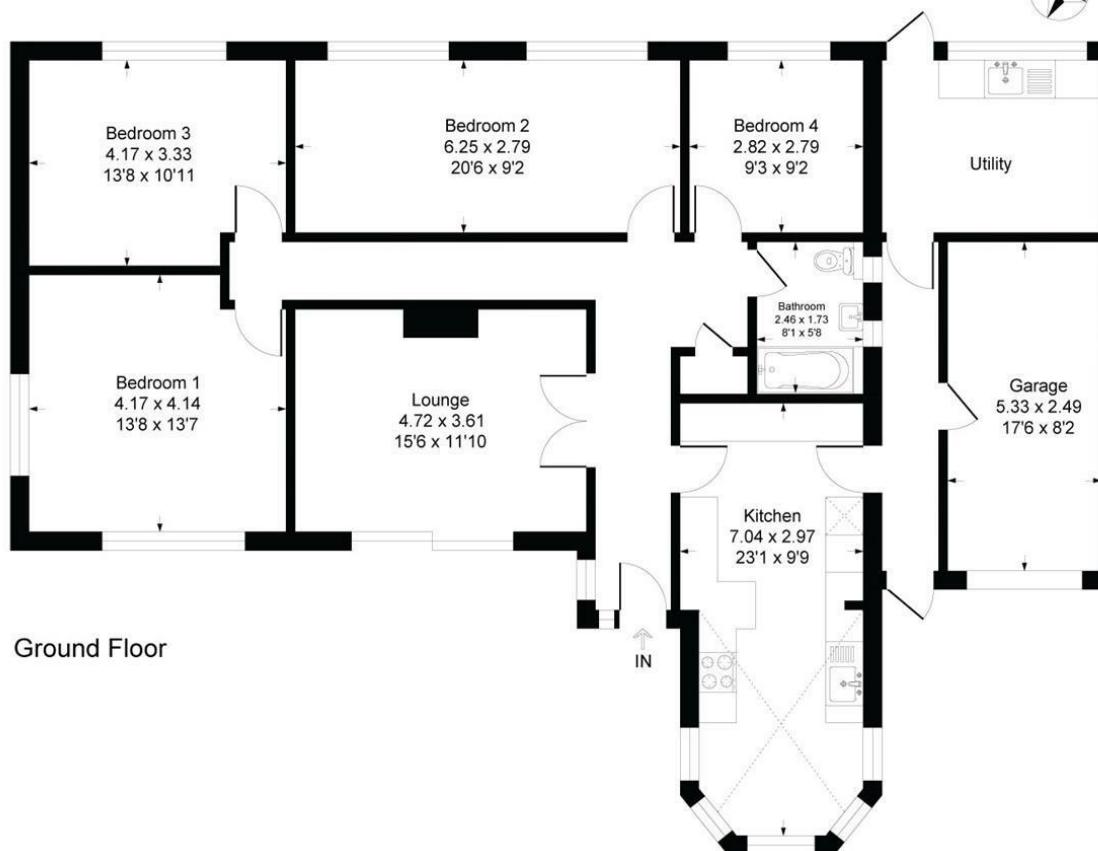


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

**01323 490680**

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[www.rowlandgorringe.co.uk](http://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.



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