



24 Deal Avenue, Seaford, BN25 3LJ

ROWLAND  
GORRINGE



24 Deal Avenue  
Seaford  
BN25 3LJ

Guide Price £290,000

With a westerly and private rear garden this 2 double bedroom semi - detached bungalow has huge potential. There is opportunity to extend to the side, the rear and/or into the roof – as many neighbouring properties have. The property itself comprises of: living/dining room to the front with fireplace; kitchen is to the rear with newly fitted units and views over the garden; a small conservatory leads off the kitchen and gives access to the garden; bedroom 2 is also to the front and has a bay window; bedroom 1 is to the rear with views over the garden; completing the accommodation is the bathroom located to the side.

Outside, the rear garden is predominately lawn. A single garage with power and driveway for several vehicles sits to the side. Whilst the front garden is again mainly laid to lawn.

Please note that the owners have architectural plans to extend to rear (single storey) and into the roof. Both would need the relevant planning and building regulations.

Deal Avenue is located off Hastings Avenue. Attractively positioned, close to The South Downs National Park, recreational park and a local shop/post office - all located within less than half of a mile. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants and public houses. The property is in close proximity to main and local bus routes and there are rail links to Gatwick Airport and London Victoria from Seaford railway station. Seaford itself is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront.



- Semi Detached Bungalow
- 2 Double Bedrooms
- Popular Residential Area
- Scope to Extend
- Approximately 574 SQ. FT.  
(excluding garage)
- Westerly Rear Garden
- Off Road Parking
- Garage
- Close to Countryside Walks

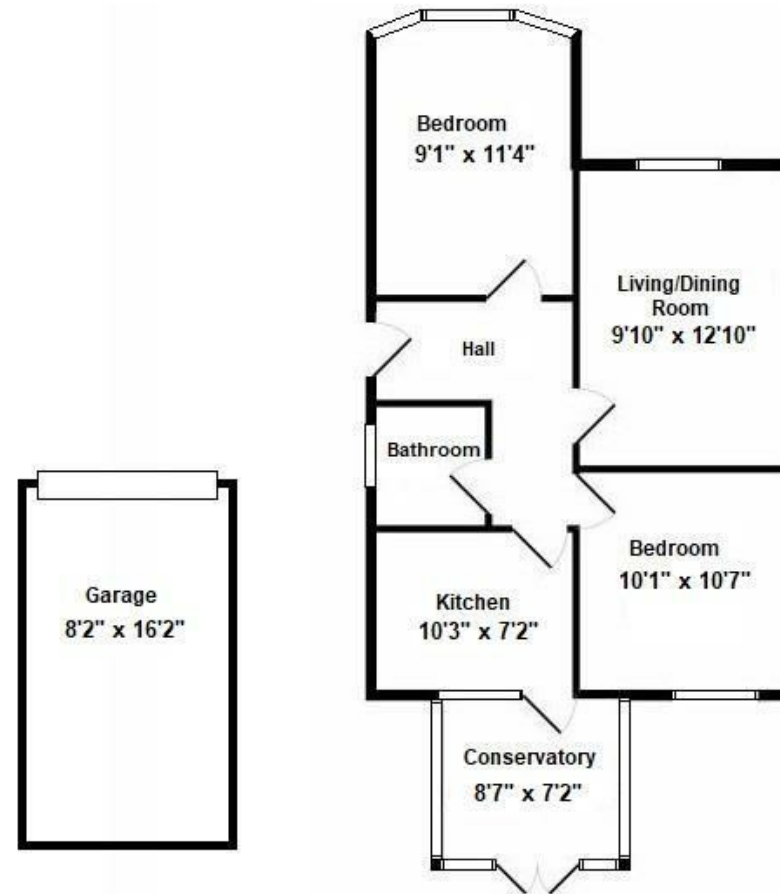




|                    |  |
|--------------------|--|
| Living/Dining Room | 3.00m x 3.91m (9'10" x 12'10")           |
| Kitchen            | 3.12m x 2.21m (10'3" x 7'3")             |
| Conservatory       | 2.62m x 2.18m (8'7" x 7'2")              |
| Bedroom            | 3.07m x 3.23m (10'1" x 10'7")            |
| Bedroom            | 2.77m x 3.45m (max) (9'1" x 11'4" (max)) |
| Bathroom           | 1.83m x 1.66m (6'0" x 5'5")              |
| Garage             | 2.49m x 4.93m (8'2" x 16'2")             |
| Driveway           |  |
| Front Garden       |  |
| Rear Garden        |  |

Council Tax Band: C  
EPC: C





TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Rowland Gorringe Estate Agents

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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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