

45 Clementine Avenue, Seaford, BN25 2UU

Asking Price £425,000

Council Tax Band: C



This STUNNING detached bungalow is situated in this HIGHLY POPULAR LOCATION of Seaford and affords VIEWS over the surrounding area down TOWARDS THE SEA. Backing onto open fields this property will not only suit dog owners, but people that appreciate countryside walks. This much improved, detached two bedroom bungalow has been finished to an exceptional standard and boasts many features to include an open plan lounge/dining and kitchen, which has integrated appliances, contemporary style shower room and cloakroom/WC, oak internal doors, westerly aspect rear garden backing onto open farmland and sea views.

Approaching the bungalow you are greeted by a large block paved driveway, which has parking for multiple vehicles, this leads you up to the garage which has been fitted with an electric roller door. As you enter the property you are led straight into the spacious entrance hallway which has tiled flooring extending through to the living area. Off the entrance hallway is the cloakroom/wc.

A particular feature of the property is the open plan living area. The lounge has a bay window with distant sea views and there is an inset contemporary electric fire which creates a nice focal point. In the dining area there is ample space for dining table and chairs, whilst the kitchen is fitted with an excellent range of 'Shaker' style wall and base cupboards, complemented by 'Corian' working surface with inset sink, ceramic hob, oven and microwave, integrated dish washer and washing machine, appliance space for fridge/freezer, window with open aspect and door to side access with sea views.

The inner hall has an airing cupboard and store cupboard and gives access to the shower room/wc which has an enclosed wet room with 'monsoon' head shower, wc, wash basin in vanity unit, heated towel rail and tiled walls and flooring. The two double bedrooms are a generous size and have a pleasant outlook over the rear garden. The garden has a westerly aspect and backs onto open farmland. The



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	