Kingston Avenue, BN25

Approximate Gross Internal Floor Area = 79.0 sq m / 850 sq ft
Garage = 13.7 sq m / 148 sq ft
Total = 92.7 sq m / 998 sq ft

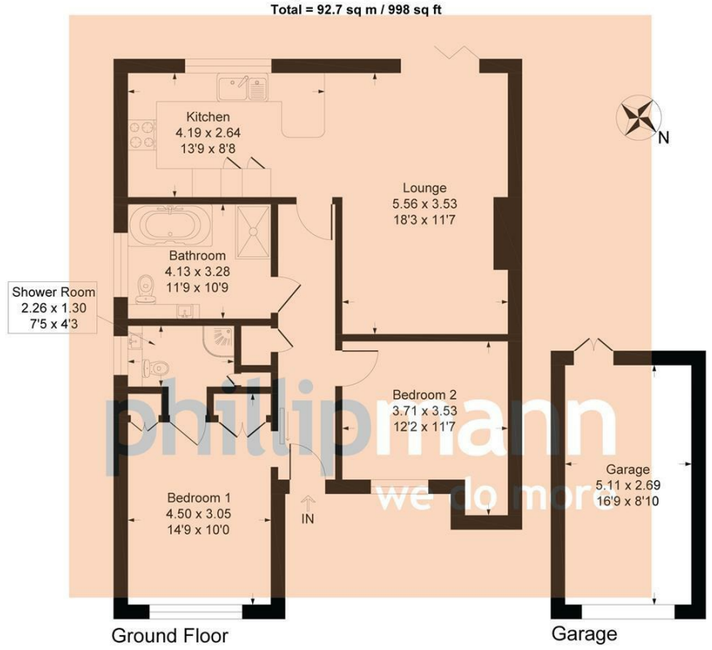
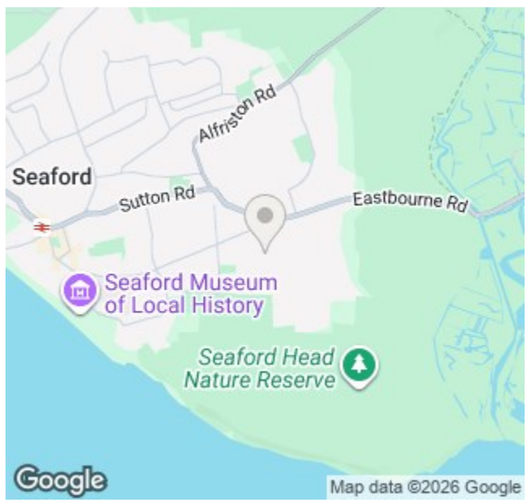


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Situated in the popular South East Corner of Seaford, close to the South Downs and picturesque walks to the Cuckmere River and iconic Sever Sister Country walks. Kingston Avenue is regarded as one of the premier road in Seaford. Eastbourne and Brighton within east reach with a regular buses every 15 minutes.



moreinfo...

Phillip Mann Seaford Office

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A Stunning Detached Bungalow With Views

20, Kingston Avenue, Seaford, BN25 4NE







Price £500,000

Freehold

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inbrief...

A modern detached bungalow offering good size accommodation to include an open plan living area to the rear with bi-folding doors to the rear South facing garden. There is a well fitted kitchen with complimentary granite working surfaces and integrated appliances and a breakfast bar. There are two double bedrooms; Bedroom one is a good size double room with built in wardrobes and an ensuite shower room while the family bathroom has been fitted with a luxury white suite with a jacuzzi bath, a separate shower. Outside there are landscaped gardens with views.

Style:	Detached Bungalow
Bedrooms:	2 Double Bedrooms
Reception rooms:	Open Plan Living Area
Area:	998 sqft
Outside:	Landscaped Gardens
Parking:	Off Road & a Garage
Energy rating:	C
Council Tax Band:	D







Bear in mind...

This property has been updated and improved by the current owners to include new double glazing and wiring a modern boiler, a landscaped rear garden with views, off road parking and a garage.

moredetail...

An exciting opportunity to purchase this well presented and improved 2 double bedroom detached bungalow. Offering good size living accommodation, modern gas central heating, new double glazing, a sunny rear garden, off road parking and a garage.

The entrance has a spacious feel with a radiator, a cloaks cupboard, a part boarded loft with a fitted ladder. The open plan living and room is to the rear with a TV point, log burning stove and bi-folding doors to the sunny aspect rear garden.
The kitchen has been fitted with a good range of wall and base units comprising an inset sink and drainer with mixer taps. There is a Bosh integrated dishwasher below, an integrated washing machine, built in double electric ovens and a 4 ring hob with hood above. There is a built in fridge freezer, tiled splashbacks, granite working surfaces, a breakfast bar and a window overlooking the rear with views towards Seaford Head and the golf course.

There are two double bedrooms; The main bedroom is to the front of the property and has a radiator, a range of wardrobes with hanging rails and shelving. There is a concealed door with access to a modern en-suite shower room with a large walk in shower, low level w/c with a concealed cistern, a wall mounted wash hand basin with mixer taps, there is a heated ladder towel rail, tiled walls and flooring, an extractor fan, a storage cupboard and a window to the side.
The second bedroom is a double room with a radiator, built in wardrobes and cupboards and overlooks the front.

The family bathroom has been fitted with a luxury white suite comprising a jacuzzi bath, a walk in shower with a thermostatic shower and overhead shower, a low level w/c and a wash hand basin set into a vanity unit, a heated ladder tower rail, part tiled walls and flooring and a window to the side.

Outside the rear garden has been landscaped with a decked area, well stocked borders, there is a storage shed, an outside tap, outside lighting, side access and views.







CELEBRATING 25 YEARS

For further information on this property or to arrange a viewing please call our Seafrod office on 01323 898666 or email us seaford@phillipmann.com

