6 Stirling Avenue, Seaford, BN25 3UJ

ROWLAND GORRINGE

6 Stirling Avenue
Seaford
BN25 3UJ

£400,000

A deceptively spacious bungalow with generous porch leading to the large hall has 3 cupboards one being an airing cupboard. The living/dining room faces west and has a fireplace. The kitchen/breakfast room has a range of white wall/base units and looks onto the rear garden. Bedroom 2 has patio doors into the conservatory. The conservatory has a tiled floor and access into the garden. Bedroom also looks onto the rear garden and has fitted wardrobes. The bathroom is fully tiled and a separate toilet adjacent.

The easterly rear garden has a patio across the rear, secure side access and summerhouse. To the front you have a block brick drive leading to the property and low maintenance shingle bed to the side.

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. The South Downs National park is also nearby. Whilst a local convenience store can be found in in nearby Walmer Road.

- Approximately 1224sq ft
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- No Onward Chain
- Detached Bungalow
- Easterly Rear Garden
- Living/Dining Room
- Close to A259 Bus Route

Entrance Porch	
Entrance Hall	
Kitchen/Breakfast Room	3.91m x 2.69m (12'10" x 8'10")
Living Room	4.72m x 4.22m (15'6" x 13'10")
Bedroom One	3.94m x 3.71m (12'11" x 12'2")
Bedroom Two	4.22m x 2.69m (13'10" x 8'10")
Bathroom	1.75m x 1.75m (5'9" x 5'9")
Separate W/C	
Conservatory	2.31m x 2.31m (7'7" x 7'7")
Rear Garden	
Summer House	3.56m x 2.69m (11'8" x 8'10")
Garage	5.23m x 2.72m (17'2" x 8'11")

EPC: C

Council Tax Band: C

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Approximate Gross Internal Floor Area = 89.95 sq m / 968 sq ft
Garage Area = 14.22 sq m / 153 sq ft
Outbuilding Area = 9.57 sq m / 103 sq ft
Total Area = 113.74 sq m / 1224 sq ft

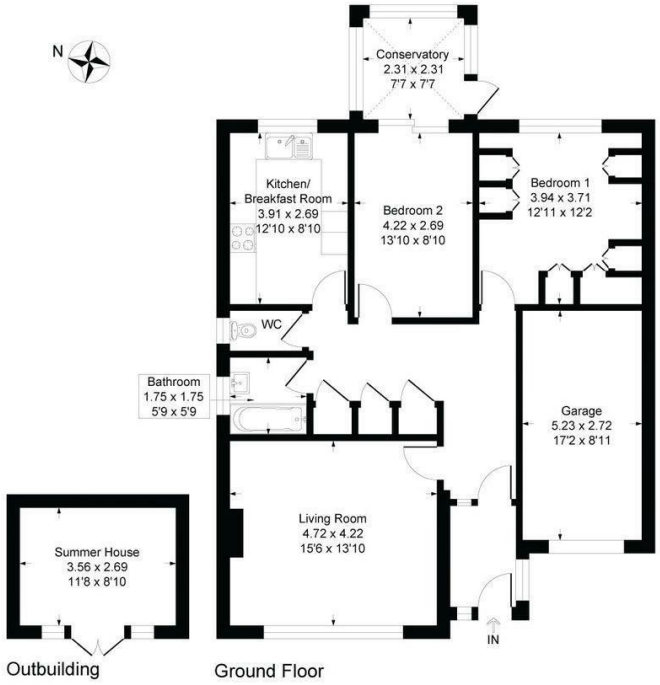

Illustration for identification purposes only, measurements are approximate, not to scale

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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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