



**4 Bed**  
**House - Detached**  
**located in Clementine Avenue**



**17 Clementine Avenue**  
**Seaford**  
**BN25 2UU**



**Guide Price £550,000 -  
£575,000**

Seaford Properties are pleased to bring to market this extended four-bedroom detached home, beautifully presented and full of kerb appeal. A standout feature is the impressive kitchen/dining room extension, creating a bright and sociable space that forms the heart of the home.

Occupying an elevated position, the property enjoys a delightful backdrop, backing onto the South Downs, with a decked terrace in the rear garden—perfect for making the most of sunny days.

Seaford is a thriving and highly desirable coastal town, offering an excellent lifestyle with two popular golf courses, a well-established sailing club, and a charming, unspoilt seafront. Ideally located on the edge of the South Downs National Park and surrounded by scenic downland villages, the area provides superb opportunities for walking and a range of outdoor activities.

### **Entrance Hall**

uPVC front door with glazed inserts and a double-glazed side window allowing in natural light. Radiator, laminate wood-effect flooring, and staircase rising to the first floor. Door leading to the downstairs cloakroom.

### **Downstairs Cloakroom**

Fitted with a low-level WC and wash hand basin set within a vanity unit. Double-glazed side window, chrome heated towel rail, and laminate wood-effect flooring.

### **Lounge**

A bright and spacious dual-aspect room featuring a double-glazed bay window to the front and an additional side window. Includes a wood burner, three radiators, understairs storage cupboard, and a recessed area ideal for shelving. Finished with laminate wood-effect flooring and double doors opening into the kitchen/dining area.

### **Extended Kitchen / Dining Room**

A superb, well-appointed space comprising a range of matching wall and base units with extensive worktops. Features include an integrated AEG induction hob with extractor above, drawers beneath, and an adjacent oven. A central island/breakfast bar provides additional storage and workspace.

Includes a single bowl sink with drainer and swan-neck mixer tap, integrated dishwasher, and space for an upright fridge/freezer. Two large, double-glazed windows overlook the rear garden.

The open-plan dining area is dual aspect, with double-glazed French doors leading to the rear garden and an additional window and door to the front providing access to a terrace above the garage. Radiator and matching tiled flooring run throughout the kitchen and dining space. A door leads to the utility room.

### **Utility Room**

Fitted with matching wall and base units with worktops. Includes a wall-mounted boiler, space for a washing machine, and a double-glazed door leading to a covered wood store/storage area.

### **First Floor Landing**

Double-glazed windows offering a glimpse of the sea. Airing/linen cupboard with radiator, additional radiator, and doors to all rooms.

### **Bedroom One**

Double-glazed front window with a subtle sea view to the side. Radiator and door to the ensuite shower room.

### **Ensuite Shower Room**

Fitted with a double shower cubicle (mains-powered), low-level WC, and pedestal wash hand basin. Includes a linen cupboard, chrome ladder radiator, and tiled flooring.

### **Family Bathroom**

Comprising a panel-enclosed bath, separate shower cubicle with mains-powered shower, low-level WC, and wash hand basin set within a vanity unit. Features a chrome ladder-style radiator, recessed shelving, tiled flooring, and partially tiled walls. Double-glazed side window.

### **Bedroom Two**

Double-glazed front window and radiator.

### **Bedroom Three**

Double-glazed rear window overlooking the garden. Radiator.



#### **Bedroom Four**

Double-glazed rear window with garden views. Radiator.

#### **Outside**

The well-established rear garden is mainly laid to lawn, with a footpath leading to a decked sun terrace backing onto the South Downs. Also features a pebbled seating area, stocked flower beds, and a variety of shrubs and bushes. Side access gate to the front.

The front of the property boasts a sun terrace with glass balustrade. Steps from the driveway are flanked by tiered slate beds, and the brick-block driveway provides parking for several vehicles.

#### **Garage**

Equipped with power and lighting, with an up-and-over door.

#### **General:**

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular



importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

**Measurements:**

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

**Services:**

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor. Council Tax Band E | EPC Rating C



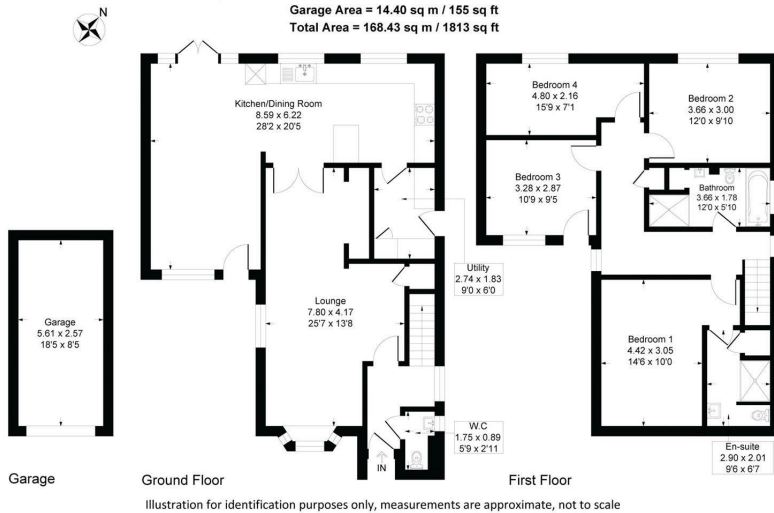


**17 Clementine Avenue, Seaford, BN25 2UU**






17 Clementine Avenue, BN25 2UU  
 Approximate Gross Internal Floor Area = 154.03 sq m / 1658 sq ft  
 Garage Area = 14.40 sq m / 155 sq ft  
 Total Area = 168.43 sq m / 1813 sq ft



### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | <b>74</b>   | <b>78</b> |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Version 1

### CONTACT

18 Sutton Park Road  
 Seaford  
 East Sussex  
 BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

