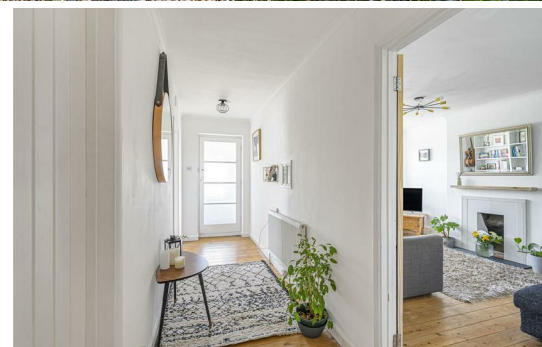




**3 Bed  
Bungalow  
located in Hillside Avenue**



**13 Hillside Avenue**  
**Seaford**  
**BN25 3LA**



## Asking Price £450,000

Seaford Properties are delighted to present this attractive three-bedroom detached bungalow, offering a wonderful blend of comfort, space, and convenience. Beautifully maintained throughout, the property provides generous and well-proportioned accommodation, making it ideal for families, downsizers, or those seeking a peaceful coastal retreat.

The home features a spacious reception room, creating a warm and welcoming environment for both relaxing and entertaining, while the overall layout promotes a bright and airy feel. There are three good-sized bedrooms, along with a thoughtfully designed bathroom to meet everyday needs with ease.

Externally, the property benefits from well-kept front and rear gardens, ample off-road parking, and a detached garage which has been converted into a versatile space—perfect for use as a home office, studio, or hobby room.

Situated in a sought-after area of Seaford, the property is conveniently located close to local bus routes, schools, shops, and other amenities, while the town itself is renowned for its unspoilt seafront, stunning coastal views, and vibrant community.

Planning permission has been granted for an extension, with drawings available upon request, offering excellent potential for further enhancement. Viewing is highly recommended to fully appreciate all that this delightful home has to offer. Council Tax Band D | EPC Rating D

### Entrance Porch

Double Glazed door to front and double-glazed window to the side. Terracotta tiled floor. Door to Entrance Hall.

### Entrance Hall

Part glazed door. Bare wooden floor and radiator. Doors to all rooms.

### Lounge

Double glazed bay window overlooking the front garden, bare wooden floor, radiator, telephone and television point.

### Kitchen

Double glazed window to the side and two internal windows overlooking the conservatory, with a door providing direct access. The well-appointed kitchen is fitted with a range of matching wall and base units, complemented by work surfaces incorporating a one-and-a-half bowl sink and drainer with mixer tap. There is an integrated five-ring gas hob with extractor hood above and an under-counter oven. A feature breakfast bar adds practicality and style, while there is space for a washing machine and fridge/freezer. Finished with bare wooden flooring and tiled splashbacks.

### Conservatory

Double glazed windows to the rear and side aspects provide plenty of natural light, complemented by a radiator and lighting. French doors open directly onto the rear garden. This versatile space is ideally suited for use as a dining area and home workspace.

### Bedroom One

Double glazed bay window to front and side aspect, bare wooden floor and radiator.

### Bedroom Two

Double Glazed window to side aspect, bare wooden floor and radiator.

### Bedroom Three

Double glazed window overlooking the rear garden, Fitted wall to wall wardrobe, bare wooden floor and radiator.

### Family Bathroom

Double glazed window to the rear. The bathroom is fitted with a suite comprising a panel-enclosed bath with a mains shower over and glass screen, a wash hand basin with mixer tap, a low-level WC, and part-tiled walls.

### Outside

The rear garden is generously sized, featuring a paved patio area with the remainder laid to lawn, complemented by well-stocked borders filled with a variety of shrubs and plants. The garden is enclosed by timber fencing. The front garden is open plan, providing off-road parking.

### Garage

Timber door with personal door to side. The garage has been split to create a versatile space. Ideal for a home office or hobby room.

### 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.

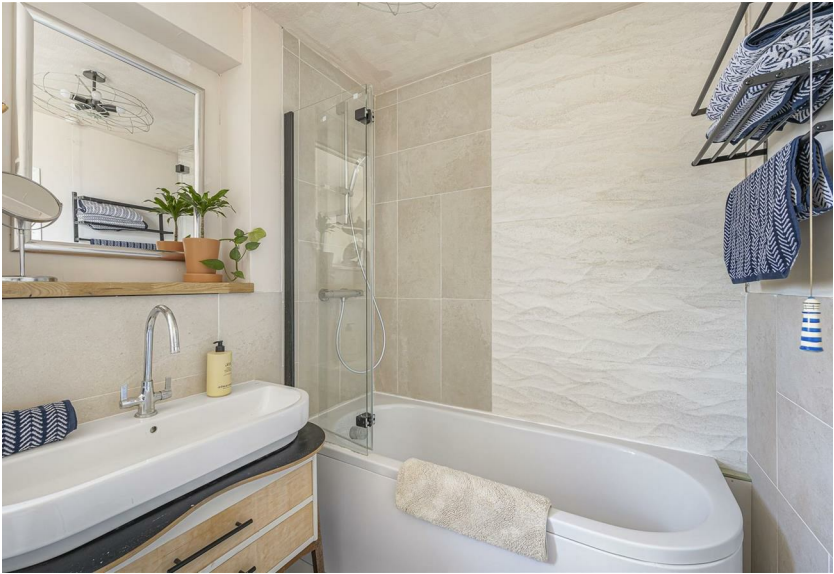
#### Measurements:

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.





**13 Hillside Avenue, Seaford, BN25 3LA**



## 13 Hillside Avenue, BN25 3LA

Approximate Gross Internal Floor Area = 102.00 sq m / 1098 sq ft

Outbuildings = 20.38 sq m / 219 sq ft

Total Area = 122.38 sq m / 1317 sq ft

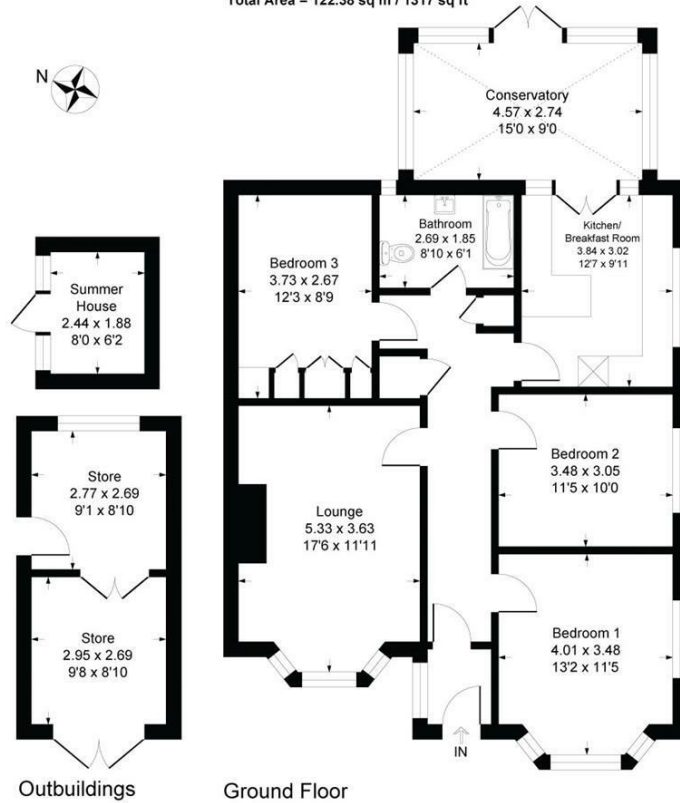


Illustration for identification purposes only, measurements are approximate, not to scale

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</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<br>2002/91/EC |           |

version 2

#### CONTACT

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