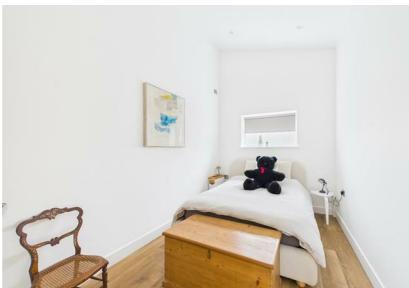


Fitzgerald Avenue, Seaford, BN25 1AU

Asking Price £449,950

Council Tax Band: New Build



## Low Bills, Easy Maintenance & Future-Proof Living

This exceptional two-bedroom, single-storey home has been thoughtfully designed to make life simpler, smarter and more economical. With solar panels and an energy-efficient build, the property enjoys impressively low running costs, offering long-term savings without compromising on comfort.

Externally, the home makes an immediate statement with its high-quality, sophisticated render—a sleek, contemporary finish that never needs painting, ensuring minimal upkeep and lasting kerb appeal for years to come.

Inside, the bright and well-planned layout provides comfortable living all on one level. Outside, the sun-filled garden enjoys excellent levels of natural sunlight, making it the perfect space for relaxing, entertaining or enjoying outdoor living throughout the warmer months.

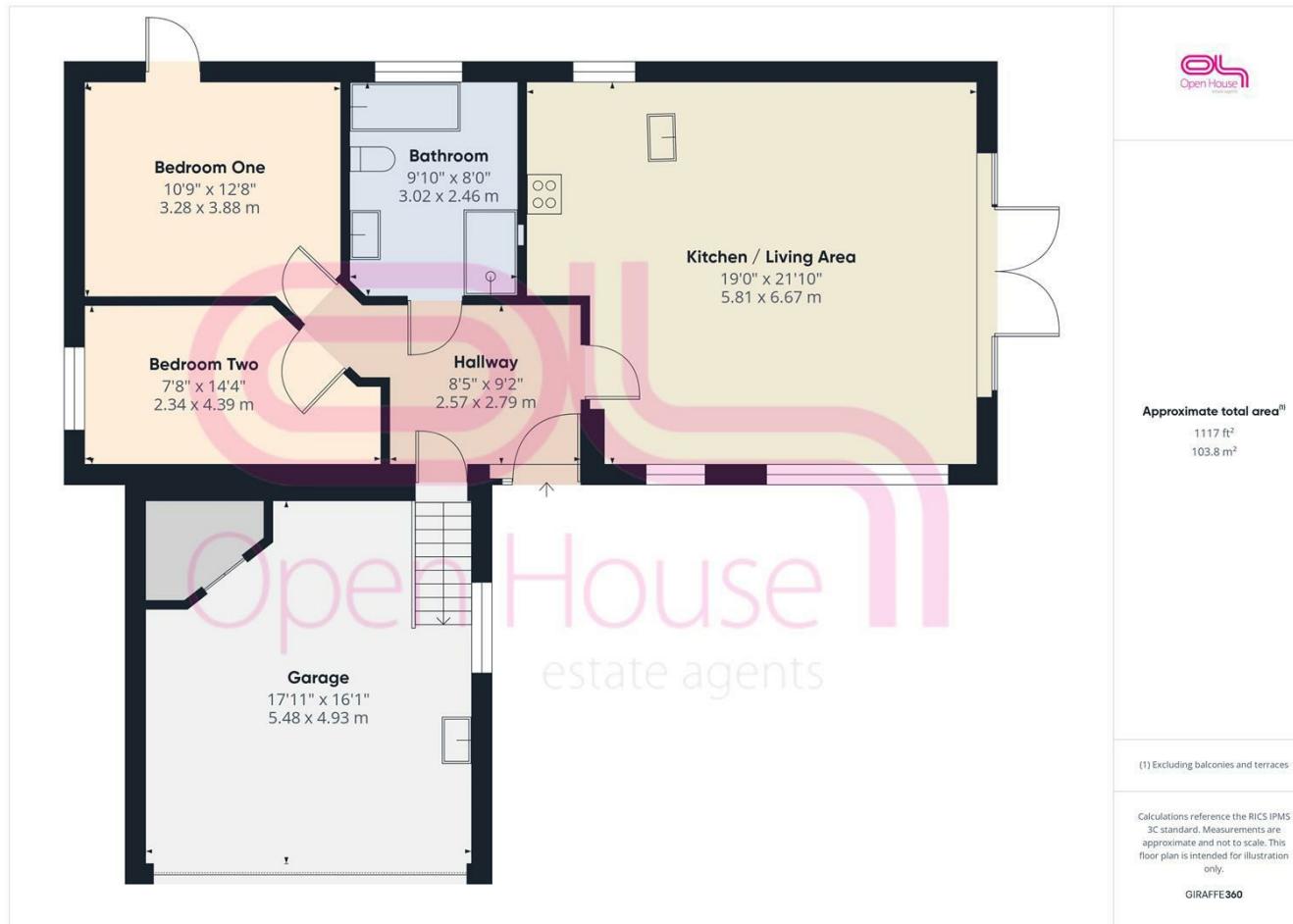
The double garage is a standout feature, complete with a self-contained utility area. Importantly, the garage has been designed with all pipes, services and key considerations already in place, offering excellent potential for conversion—whether as a third bedroom, home office, annexe or fully self-contained unit, subject to the usual permissions. This flexibility makes the property ideal for future needs, multi-generational living or added value.

A warranty provides valuable peace of mind, completing a home that truly combines low maintenance, low bills and long-term versatility.

A rare opportunity to secure a stylish, economical and adaptable home that works just as well today as it will in the years to come.



206 South Coast Road, Peacehaven, East  
Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100+	100+
(92 plus)	A	100+	100+
(81-91)	B		
(69-80)	C		
(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	