

3  
BED

Offered With Vacant Possession  
45, Hastings Avenue, Seaford, BN25 3LQ



£450,000

Freehold

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Approximate Gross Internal Floor Area = 106.31 sq m / 1144 sq ft

Garage Area = 17.80 sq m / 192 sq ft

Total Area = 124.11 sq m / 1336 sq ft

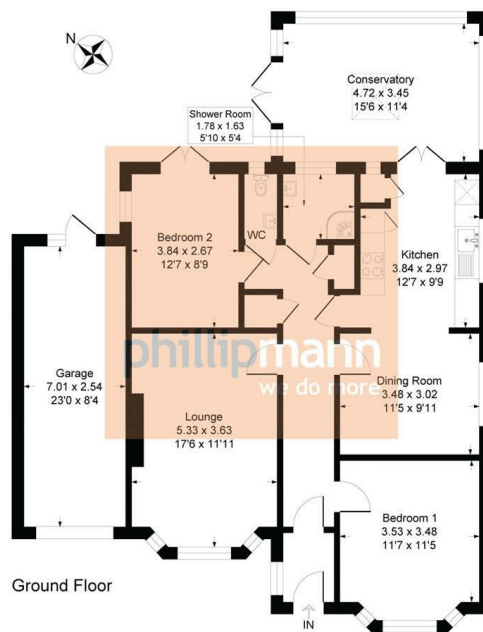


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

This detached bungalow is located in the popular Chyngton area of Seaford and is within a level walk of a regular bus service into Brighton/Eastbourne, recreation area's and local shop/post office on Walmer Road. Being offered with vacant possession the property benefits from a modern kitchen and shower room, gas central heating with updated 'Worcester' central heating boiler and Upvc double glazed windows with plastic fascia's and soffits for a maintenance free exterior.

As you approach the property there is a block paved driveway providing ample parking to a garage with electric door. The entrance porch has useful space for coats and boots and leads to the hall with loft access and drop down ladder, airing cupboard and cloaks cupboard.

The shower room has a modern suite comprising a shower cubicle with electric shower, wash basin in vanity unit, heated towel rail, tiled walls and there is a separate WC.

The lounge is located to the front of the property with a full width west facing bay window.

The kitchen/dining is a good size and is fitted with a range of wall and base cupboards, complemented by working surface with inset sink unit, space for cooker with extractor hood, fridge/freezer and integrated washing machine. There is a larger cupboard and archway to the connecting dining room (formally bedroom 3) which has ample space for a dining table and connecting door to the hall.

From the kitchen double doors give access to the garden room, which has a dual aspect over the garden, solid roof with sky light window and double doors onto the patio.

Bedroom one is also located to the front of the bungalow with a full width bay window having a west aspect, whilst bedroom two has double doors with access out to the rear patio and garden.

Outside the secluded rear garden has a full width patio with gated side access. there is a raised level lawn with retaining wall and well stocked flower beds with wooded area to the rear.



Council Tax Band - D

Energy Rating - D

moreinfo...



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