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BED

# A Detached Bungalow with Sea Views

61, Clementine Avenue, Seaford, BN25 2UU



Price £450,000

Freehold

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## 61 Clementine Avenue, BN25 2UU

Approximate Gross Internal Floor Area = 81.99 sq m / 883 sq ft  
 Garage = 14.13 sq m / 152 sq ft  
 Outbuilding = 7.65 sq m / 82 sq ft  
 Total = 103.77 sq m / 1117 sq ft

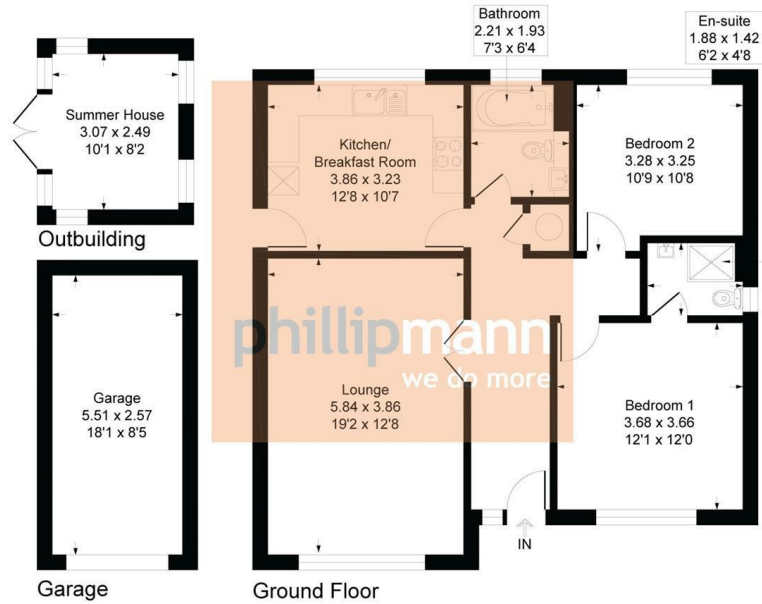


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

An opportunity to purchase this well presented, 2 bedroom detached bungalow. Situated in a popular residential area of Seaford, close to shops, a park and boasting sea views and backing onto open farmland.

The entrance has a uPVC double glazed door and a glazed side panel which leads to a spacious hallway with loft access with a ladder an airing cupboard and a radiator.

The living room is to the front and has a stone fire surround with an inset gas fire, a TV point, a radiator and a window to the front with views towards the sea. The kitchen is to the rear and has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps and cupboards below, there is plumbing and space for a washing machine, a cooker recess with a filtered hood over, space for an upright fridge freezer, a wall mounted gas boiler, a radiator, part tiled walls, a door to the rear and a window overlooking the rear garden.

There are two double bedrooms; The main bedroom is a good size double bedroom with a radiator and a window overlooking the front. The ensuite shower room has been fitted with an enclosed shower with a thermostatic shower over, a close coupled w/c and a pedestal wash hand basin, tiled walls, a heated ladder towel rail and a window to the side.

The second bedroom is a double room with a radiator and overlooks the rear garden.

The modern family bathroom has been fitted with a panel bath with mixer taps and a thermostatic shower over, a sink and low level w/c sent into a vanity unit, a shaver point, tiled walls, a radiator and a window to the rear.

Outside the Westerly aspect rear garden offers a good size paved seating area, a lawn and well stocked borders with a good variety of plants and shrubs, there is a large timber summer house, a timber garden shed, tool shed, an outside tap and side access.

The front garden is open plan with stocked borders and off road parking and access to a garage with an up and over door.



Council Tax Band: E

Energy Rating: C

moreinfo...

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