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BED

# Good Size South Facing Plot

70, Clementine Avenue, Seaford, BN25 2XG

## Price £435,000

Freehold

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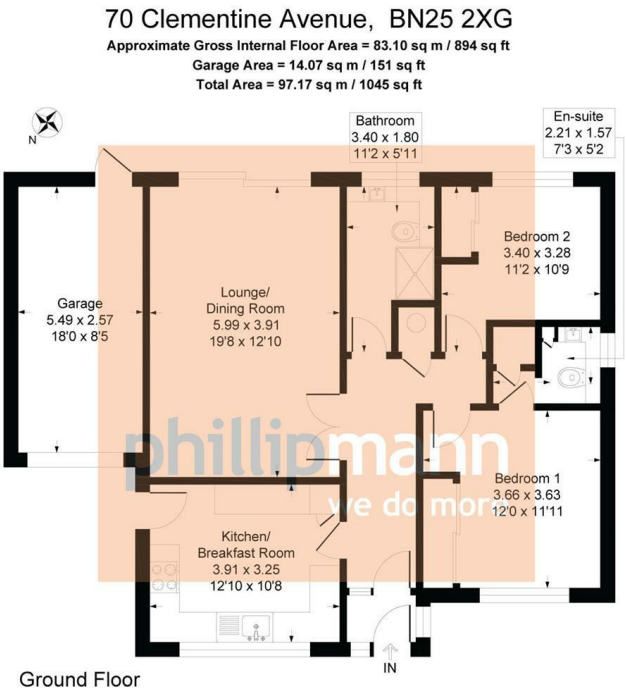
# theplan...




# inbrief...

This well presented detached bungalow is located in the popular 'Valley Dip' area of Seaford, being conveniently situated within walking distance of a COOP store, local bus service and access to picturesque walks on your door step! Benefits include gas central heating with modern boiler, double glazed windows and Upvc soffits and fascia's for a maintenance free exterior. Seaford town centre, railway station and beach are within a mile of the property.

As you approach the property there is a lawned front garden and block paved drive providing ample parking to the garage which has an electric roller door, pitched roof storage and rear door to garden.

The front entrance porch has an inner door to the hall which has loft access with drop down ladder and airing cupboard.

The well appointed lounge/dining room is located at the rear of the bungalow with a pleasant outlook. There is a built in TV/display stand and full width patio doors to the rear terrace.

The kitchen/breakfast room is fitted with a range of modern high gloss cupboards complemented by ample working surface and breakfast bar. There is an inset sink, ceramic hob, electric oven and extractor canopy, integrated fridge, freezer, washing machine and dish washer. There is a window to the front and door to side access.

Bedroom one has fitted wardrobes and the benefit of an en-suite shower room comprising wash basin in vanity unit with fitted cupboards, WC, and linen cupboard (formerly a recessed shower that can be converted back). Bedroom two is also a generous double having fitted wardrobes and pleasant outlook over the rear garden.

Off the hall is the shower room with modern suite comprising a double shower cubicle with mains thermostat shower, wash basin in vanity, WC and tiled walls.

A particular feature of the bungalow is the south facing garden. There is a full width terrace with electric awning, external power, shed, green house and steps to a lower level lawn with further patio area and summer house.

Council Tax Band - E

Energy Rating - C

# moreinfo...

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