



24 Chittenden Avenue, Seaford, BN25 4AY

ROWLAND
GORRINGE

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**Guide Price-
£500,000-£550,000**

An immaculately presented detached family home in a popular location, further benefits include ample off road parking, garage, easterly aspect rear garden and a light and bright kitchen/dinning room.

This light and bright house is beautifully presented throughout with spacious ground floor accommodation comprising; 21' dual aspect living room, entrance hall with access to w/c and through access to a 21' immaculate kitchen/dining room overlooking and leading to the sunny easterly garden. The kitchen area has matching wall and base cupboards, integrated appliances and access into a utility room with under stair cupboard storage.

To the first floor there are four bedrooms, master suite with modern en-suite shower room, further modern family bathroom.

Additional benefits include 6 years left on NHBC warranty,

garage and beautiful distant views up to Seaford Head, the sea and across the green to the front.

Outside to the front there is ample off road parking leading to the path and access to the front door. The impressive and secluded garden is to the rear, side and front being south and west facing, a mixture of patio space and lawn, variety of plants and shrubs and access into the garage.

Chittenden Avenue is within the new development of Seaford Grange, a Bellway Development. A new modern living estate, with direct access to the A259 coastal road. Within easy reach of schools, leisure centre – as well as recreation grounds, local shops (on Alfriston Road) and bus services to Seaford towncentre/Eastbourne or Brighton. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately 1 1/2 miles.









Entrance Hall

Cloakroom

Kitchen/Dining Room

21'4" x 14'4" (6.50m x 4.37m)

Utility Room

6'7" x 6'1" (2.01m x 1.85m)

Living Room

21'4" x 11'1" (6.50m x 3.38m)

Landing

Bedroom One

11'11" x 11'4" (3.63m x 3.45m)

En-Suite

7'4" x 4'8" (2.24m x 1.42m)

Bedroom Two

9'7" x 8'5" (2.92m x 2.57m)

Bedroom Three

10'7" x 8'5" (3.23m x 2.57m)

Bedroom Four

11'42 x 10'5" (3.35m x 3.18m)

Bathroom

7'4" x 6'10" (2.24m x 2.08m)

Rear Garden

Garage

20'7" x 10'8" (6.27m x 3.25m)

EPC: B

Council Tax Band: F





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Approximate Gross Internal Floor Area = 123.22 sq m / 1326 sq ft

Garage Area = 20.39 sq m / 220 sq ft

Total Area = 143.61 sq m / 1546 sq ft

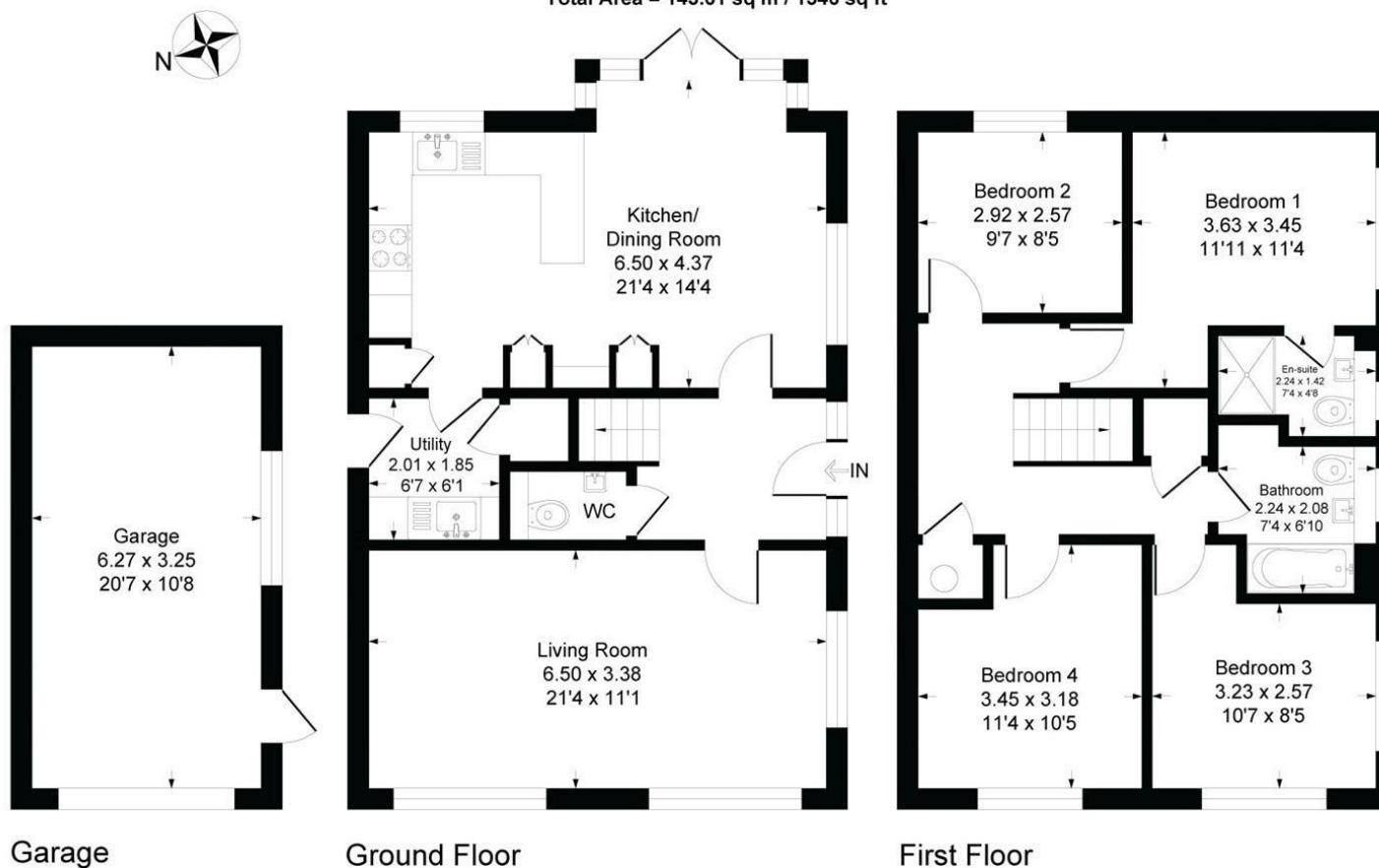


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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