



**2 Bed
Bungalow - Semi Detached
located in Hillside Avenue**



**11 Hillside Avenue
Seaford
BN25 3LA**



DROP YOUR BAGS AND MOVE IN!! Guide Price £375,000 - £400,000. An opportunity to acquire this superbly presented bungalow, which is situated in this popular location close to the South Downs. Transport links through to Brighton and Eastbourne are directly outside. The accommodation in brief; modern bathroom, well-appointed kitchen, lounge, dining room, sunroom with wood burner and two bedrooms. Ample parking on the resin driveway with approach to the detached garage. Front and rear gardens complete this beautiful home. Viewing advise.

Description

There is a wonderful resin driveway approach to the garage, that has room to park several vehicles. The current owner has updated the property over the years, and it now boasts, a modern bathroom which is not only fitted with a wonderful roll top bath but also has a separate shower cubicle. The kitchen is in a white contemporary style with some fitted appliances and there is a door which leads from here out to a wonderful Sunroom. This is a bright and spacious room and has fantastic views over the rear garden. The two bedrooms are both well decorated and both overlook the front of the property.

One of the main features of this delightful home is the spacious living/dining room. This is not only bright and well-appointed but has folding wooden doors to separate the rooms if required. The rear garden is very well kept and has resin pathways which surround a lawned area. There is a gate at the rear which leads to a further lawned area which has a summerhouse and a shed. Located in a popular residential area close to Chyngton primary school, Walmer Road recreation ground and local bus service into Seaford town centre.

Entrance Hall

Lounge

15'10" x 11'11"

Dining Room

11'11" x 8'10"

Kitchen

10'0" x 8'9"

Sunroom

8'9" x 6'4"

Bedroom One

12'4" x 10'1"

Bedroom Two

10'2" x 6'4"

Bathroom

Garage

17'9" x 9'11"







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Approximate Gross Internal Floor Area = 84.81 sq m / 913 sq ft
 Garage Area = 16.35 sq m / 176 sq ft
 Outbuilding Area = 9.13 sq m / 98 sq ft
 Total Area = 110.29 sq m / 1187 sq ft

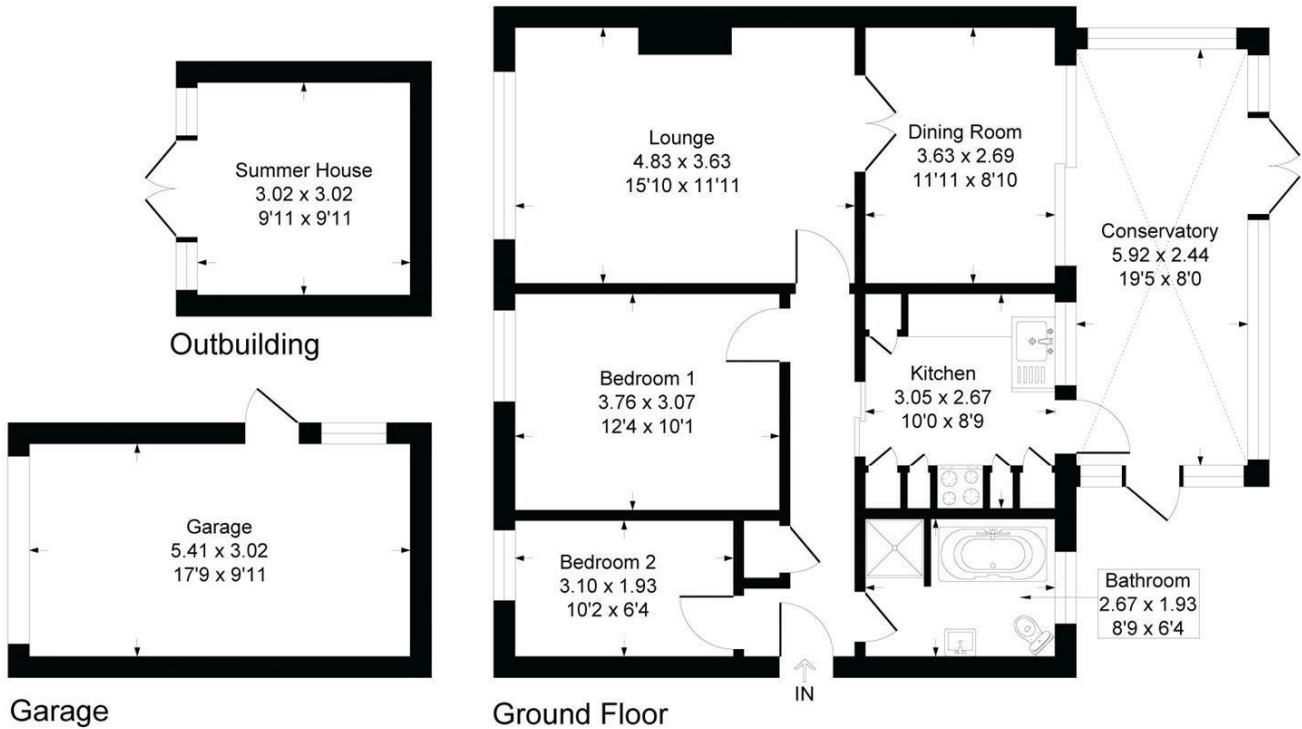


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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