



**3 Bed  
Maisonette  
located in Hillside Avenue**



**39 Hillside Avenue**  
**Seaford**  
**BN25 3JY**



## Offers Over £240,000

Seaford Properties are delighted to bring to the market this exceptionally spacious 3 bedroom maisonette, located in a popular residential area close to Chyngton primary school, Walmer Road recreation ground and local bus service into Seaford town centre. The accommodation is arranged over two floors and comprises on the first floor 2 bedrooms and a lounge, modern kitchen with modern high gloss units and 'contemporary' style bathroom/WC. On the second floor there is a superb master bedroom with further study/ dressing area and fantastic downland views. Benefits include a garage enbloc to the rear, garden, double glazed windows and gas central heating. Viewing highly recommended to appreciate all this property has to offer.

### Entrance

Double glazed front entrance door with internal stairs to:

### First Floor Landing

Airing cupboard and Radiator. Doors to:-

### Lounge

Double Glazed window to front aspect. Radiator

### Bedroom

Double Glazed window to front aspect. Radiator

### Bedroom

Double glazed window to rear aspect. Radiator

### Shower Room

Suite to comprise walk-in double shower, pedestal wash hand basin, low level WC. Tiled walls, spotlights, ladder style heated towel rail and double glazed window to the rear.

### Kitchen

A well-appointed modern kitchen, fitted with a range of matching wall and base units, with drawers and working surfaces incorporating a stainless steel sink unit. Tiled splashbacks. Space and plumbing for washing machine, fridge/ freezer and further space for cooker. Wall mounted combination boiler and double glazed window to rear aspect. Stairs to:-

### Second Floor

### Bedroom

Double glazed window to side aspect with views toward the South Downs. Eaves storage cupboards, TV point, telephone point, two radiators and dressing / study area.

### Outside

### Patio Garden

A low maintenance patio garden with gated access and timber fencing.

### Garage

Garage enbloc with up and over door.

Lease: 162 years from October 2014

Service Charge: £1713.32 p/a

Ground Rent: £150 p/a

Council Tax Band: A







**39 Hillside Avenue, Seaford, BN25 3JY**



## 39 Hillside Avenue, BN25 3JY

Approximate Gross Internal Floor Area = 88.86 sq m / 957 sq ft

Garage Area = 16.13 sq m / 174 sq ft

Total Area = 104.99 sq m / 1131 sq ft

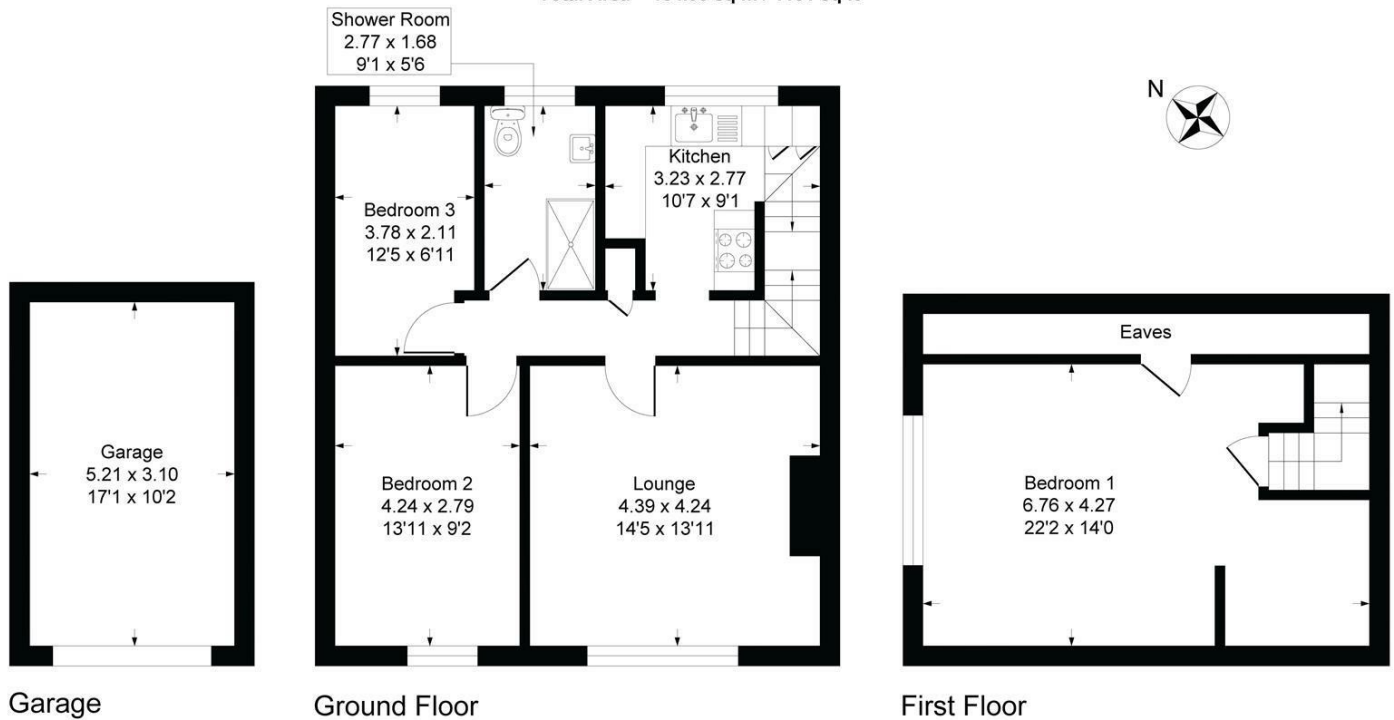



Illustration for identification purposes only, measurements are approximate, not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### CONTACT

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