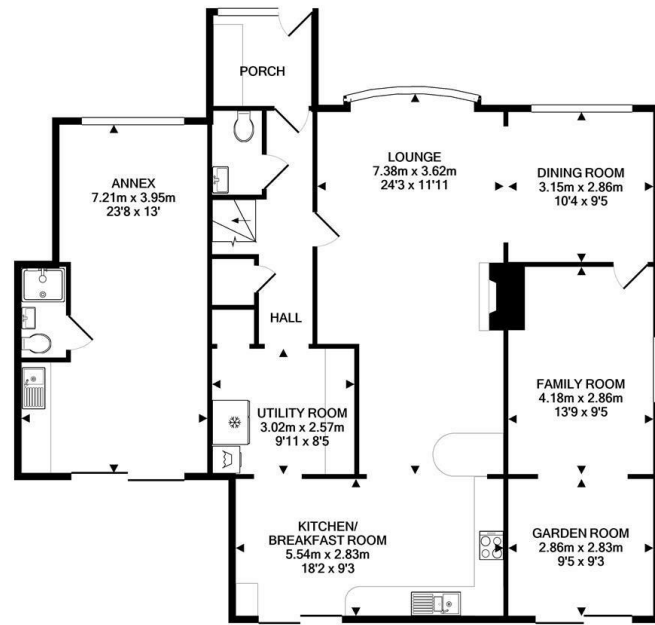
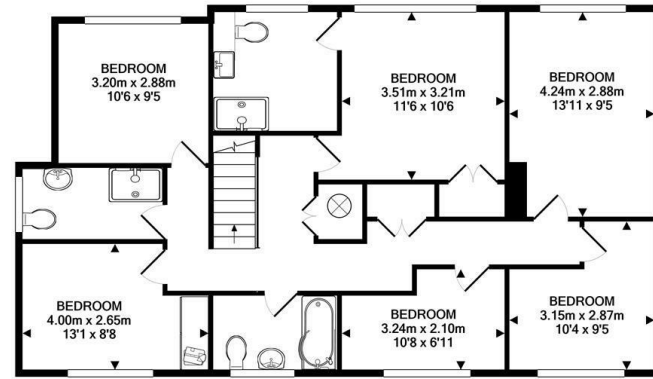


6
BED

Self Contained Annexe
8, Friston Close, Seaford, BN25 2NS



GROUND FLOOR
APPROX. FLOOR
AREA 125.9 SQ.M.
(1355 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 94.5 SQ.M.
(1017 SQ.FT.)

TOTAL APPROX. FLOOR AREA 220.4 SQ.M. (2372 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



localknowledge...

The property is ideally situated on the south west side of Seaford with easy access to the A259 to Brighton and Eastbourne. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

Phillip Mann Seaford Office

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inbrief...

An extended and versatile 6 bedroom detached house with self contained ground floor annexe close to shops and bus services and within walking distance of the town centre and seafront. The property has a L shaped lounge/dining room, refitted kitchen/breakfast room, utility room, family/garden room, 6 bedrooms, three bathrooms and self contained annexe. Benefits include gas fired central heating, double glazing, large garden and off road parking for several vehicles.

Style:	Detached House
Bedrooms:	6
Reception rooms:	3 plus Annexe
Area:	220 Square Metres
Outside:	Front & Rear Gardens
Parking:	Driveway
Energy rating:	C
Council Tax Band:	F

moredetail...

An extended 6 bedroom detached house with flexible layout and self contained annexe within walking distance of Seaford seafront. The useful entrance porch has storage cupboards and leads to the hallway with further storage and ground floor cloakroom with basin and w/c. The large L shaped lounge/dining room has plenty of light with two windows to front and door to the family/garden room with window to side and patio doors to rear.

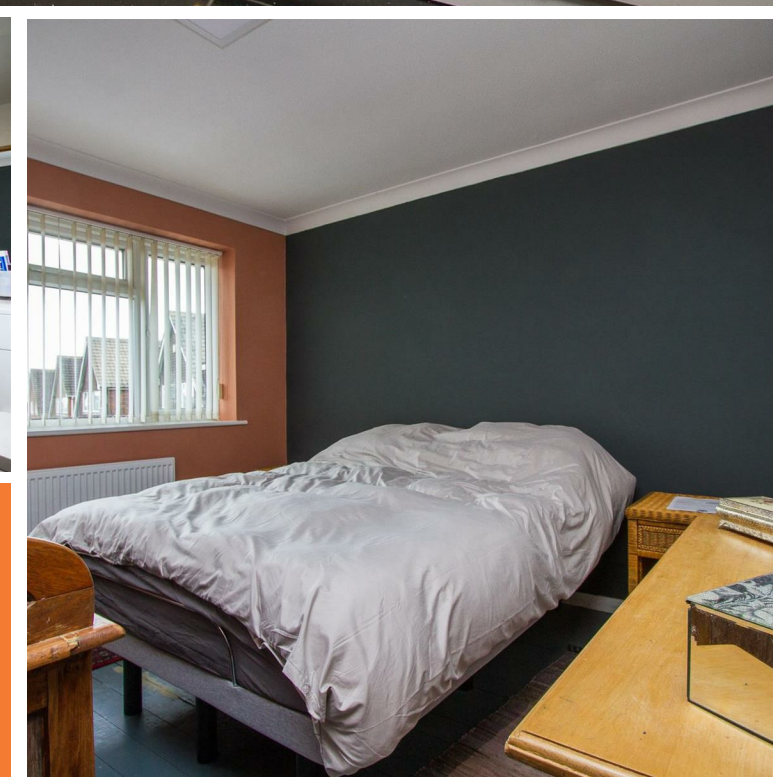
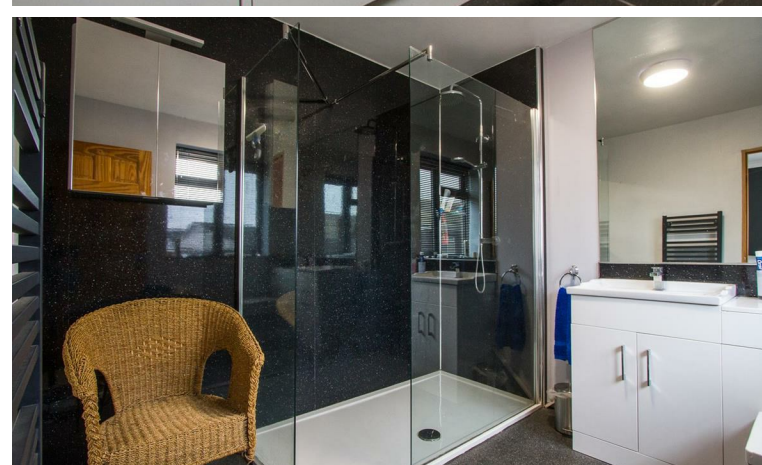
The kitchen/breakfast room has been refitted with a sink set into work surface with cupboards and drawers below, integrated dishwasher, inset four ring hob with filter hood above, high level electric double oven, breakfast bar, matching wall units, concealed Worcester boiler and window and patio doors to rear. The utility area has work surfaces, cupboards and drawers, plumbing for washing machine and space for large fridge/freezer.

The first floor landing has a storage cupboard, airing cupboard and access to loft space. Bedroom one has a built in double wardrobe, window to front and spacious ensuite shower room fitted with a walk in shower with glazed screens and rainhead shower, basin with cupboard below, w/c, heated towel rail and window to front. Bedrooms two and four also have an open outlook to front. Bedroom three has fitted wardrobes and window to rear and bedrooms five and six also overlook the rear garden. The bathroom is fitted with a bath with rainhead shower over, basin, w/c, heated towel rail and frosted window. The shower room has a glazed shower cubiclebasin, w/c and frosted window.

The ground floor annexe is self contained and has a kitchen/dining area with sink, work surface, cupboards and plumbing for washing machine, living/sleeping area, and shower room with shower, mini basin and w/c, window to front and patio doors to rear. The secluded rear garden has large paved patios, lawn, mature trees and bushes, outside tap and side access. The front garden/driveway has a rockery and parking for several vehicles.

What the owner says...

The house is a great family home with plenty of space and large garden. It is nice being close to the sea.



For more information on this property or to book an appointment please contact Ian Holder, assistant manager, on 01323 898666.



Bear in mind...

The house has a flexible layout and is ideal for work from home. It is possible to create a private garden and access for the annexe.