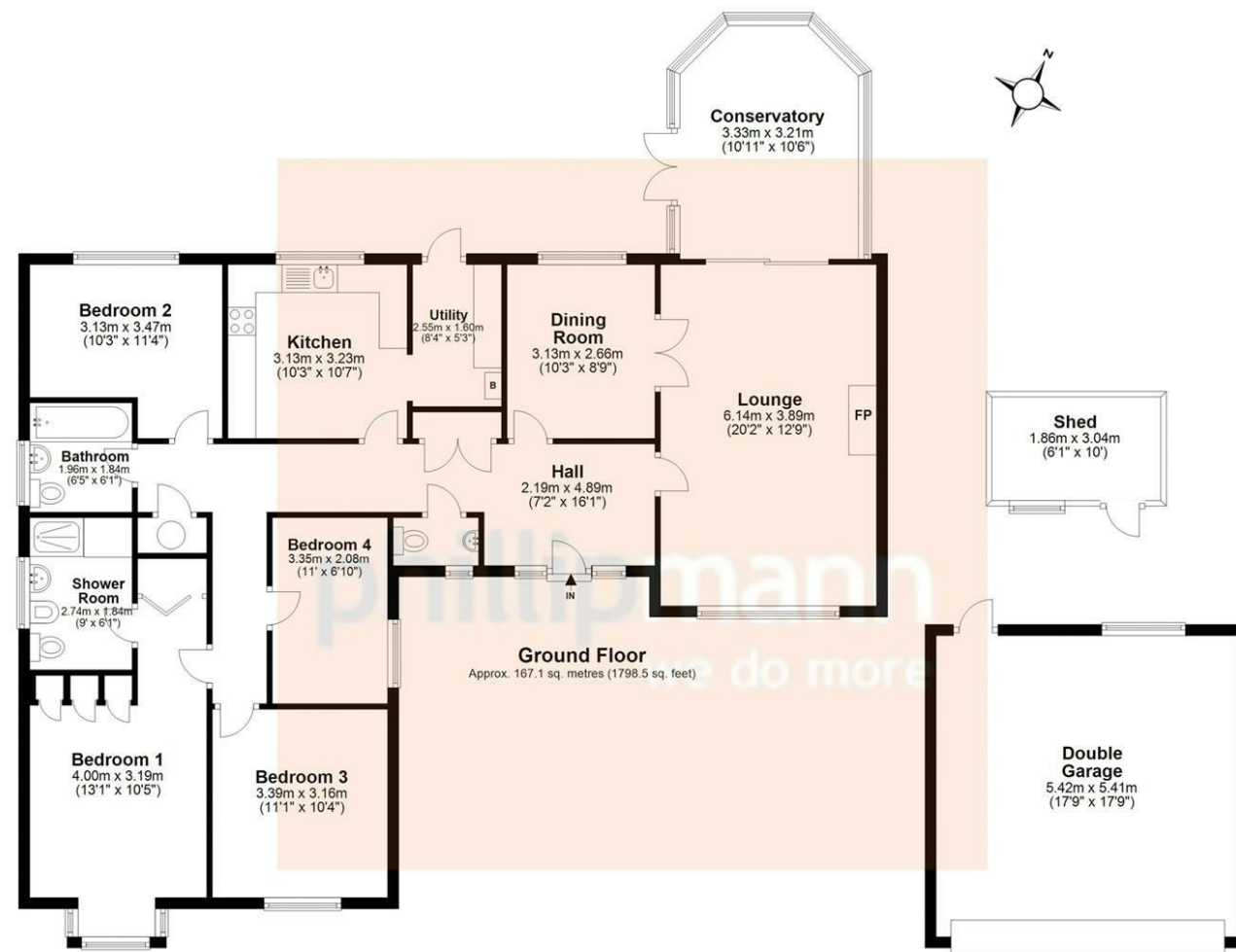


4
BED

A Substantial Detached Bungalow
95, Grand Avenue, Seaford, BN25 2QY



Total area: approx. 167.1 sq. metres (1798.5 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.



localknowledge...

The property adjoins countryside and is close to a convenience store, local bus and golf course. Seaford is a 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...

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01323 898666

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inbrief...

A modern, large detached bungalow situated in a popular residential area. The accommodation comprises a good size hallway, large living room, dining room, conservatory, fitted kitchen and utility room, 4 bedrooms, master with an en-suite, family bathroom, cloakroom w/c, South West facing rear garden, double garage and ample off road parking. NO CHAIN.

Style:	Detached Bungalow
Bedrooms:	4 Bedrooms
Reception rooms:	Living Rm, Dining Rm, Conservatory
Area:	1798.5 sq ft/167.1 sqM
Outside:	South West Rear Garden
Parking:	Double Garage
Energy rating:	D
Council Tax Band:	F

moredetail...

Phillip Mann estate agents are delighted to offer for sale this modern, substantial detached bungalow situated in a popular residential area of Seaford. The property benefits from gas central heating, a double garage, South West facing garden, open plan front garden with parking.

The large entrance hall benefits from two radiators, a cloaks cupboard, airing cupboard and access to the loft.

The double aspect living room features a decorative fireplace with inset gas fire, telephone point, television point, two radiators, a window overlooking the front garden and doors to the part brick built rear conservatory which has views over the garden, power, lighting and doors onto the patio. The dining room is to the rear overlooking the garden and has double doors to the living room.

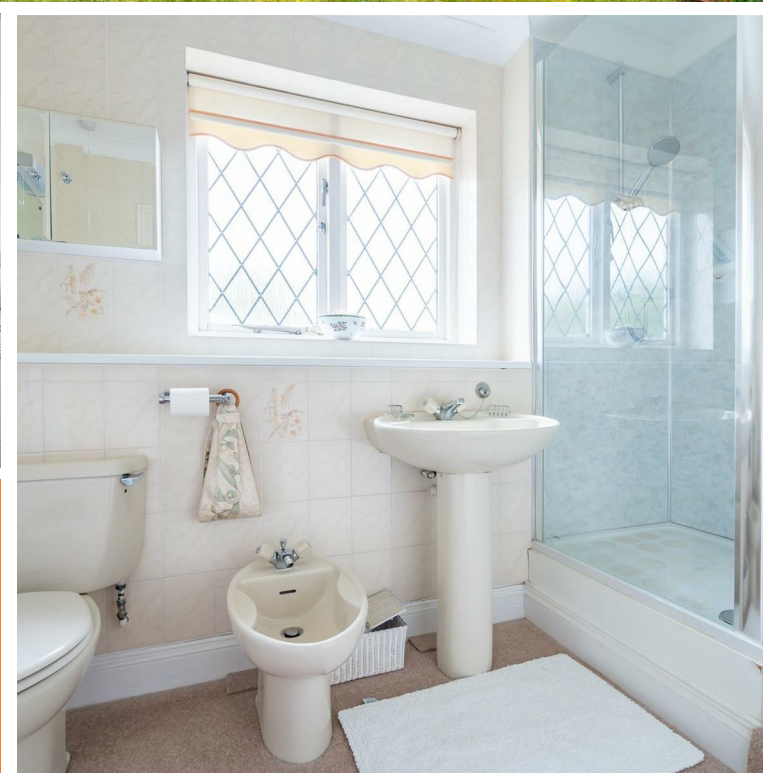
The kitchen has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps, plumbing and space below for a dishwasher, built in double electric oven, four ring gas hob with filtered hood above, part tiled walls a radiator and window overlooking the rear garden. The utility room has fitted units, plumbing and space for a washing machine, tumble dryer, fridge freezer, a wall mounted condensing boiler, part tiled walls and a window and door to the rear garden.

There are four bedrooms, the main bedroom is a great size room with a radiator, built in wardrobes with hanging and shelving and a window to the front. The en-suite shower room has been fitted with a thermostatic shower, pedestal wash hand basin, close coupled w/c, bidet, tiled walls, radiator and window to the rear. The second bedroom is a good size double room which overlooks the rear, bedroom three is also a good size double room overlooking the rear which bedroom four is to the side.

The family bathroom has been fitted with a colored suite comprising a panel bath with mixer taps, pedestal wash hand basin, close coupled w/c, tiled walls, a radiator and window to the rear.

What the owner says...

" the position of this bungalow is absolutely superb, we have thoroughly enjoyed living here. The overall space is great too with well proportioned rooms"



For more information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email us seaford@phillipmann.com and a member of the sales team will be delighted to assist you with your enquiry.



Bear in mind...

Large bungalows such as this rarely come to the market. The property has well appointed accommodation, a South West facing garden, double garage and ample parking.