

Total area: approx. 185.6 sq. metres (1997.4 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.

4
BED

Substantial Detached Family Home
2, Aquila Park, Seaford, BN25 4QA



localknowledge...

The property is in a residential close in the favoured south east corner of the town and within easy access to the A259 coast road. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront.

moreinfo...

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inbrief...

This detached family home has well planned and versatile accommodation, comprising lounge, conservatory, dining room, study/bedroom 5, office, kitchen, utility room, cloakroom/WC, 4 further bedrooms, 2 en-suite shower rooms and family bathroom. There is a double garage and low maintenance gardens.

Style:	Detached Family House
Bedrooms:	4/5 Bedrooms
Reception rooms:	3/4 Reception Rooms
Area:	185.6 SQ M/1997.4 SQ FT
Outside:	Maintenance Free Gardens
Parking:	Double Garage and Parking
Energy rating:	C
Council Tax Band:	F

moredetail...

This substantial detached family house is located in a popular location towards the end of Hartfield Road and within easy walking distance of a regular bus service into Brighton/Eastbourne. The property is considered to be in excellent decorative order and has many benefits to include re-fitted bathrooms in a contemporary style, modern kitchen with integrated appliances, full width conservatory, double glazed windows and gas central heating.

As you approach the property there is a maintenance free front garden and driveway with parking for 2 cars to the double garage which has a pitched roof providing useful storage and door to side access. The entrance hall has an under stair cupboard, cloaks cupboard and cloakroom/WC.

Bedroom 5/study has a connecting door to the garage and the adjacent office makes an additional useful work from home space. The lounge is located to the rear of the property, there is a feature 'Adams' style fire place with gas fire, which makes a nice focal point and double doors connect the separate dining room. The full width conservatory has side door and double doors onto the rear patio/garden.

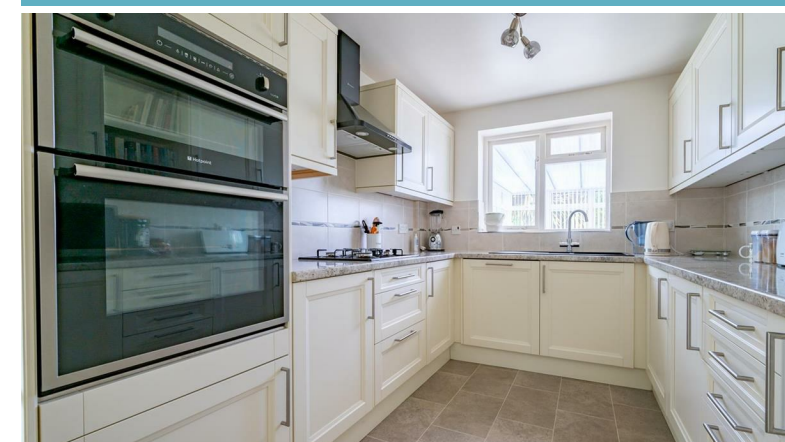
The kitchen is fitted with a good range of 'Shaker' style cupboards, complemented by ample working surface. There is an inset sink, gas hob, double electric oven, integrated dish washer and space for double fridge. The adjoining utility room has additional work surface and sink, appliance space, 'Worcester' boiler and door to side access.

On the first floor landing there is an airing cupboard and loft access with ladder. The master bedroom has ample fitted wardrobes, walk in closet and en-suite shower room/WC. Bedroom 2 also has fitted wardrobes and en-suite shower room/WC. There are 2 further bedrooms on this floor and family bathroom/WC having a modern contemporary suite and shower over the bath with glass screen.

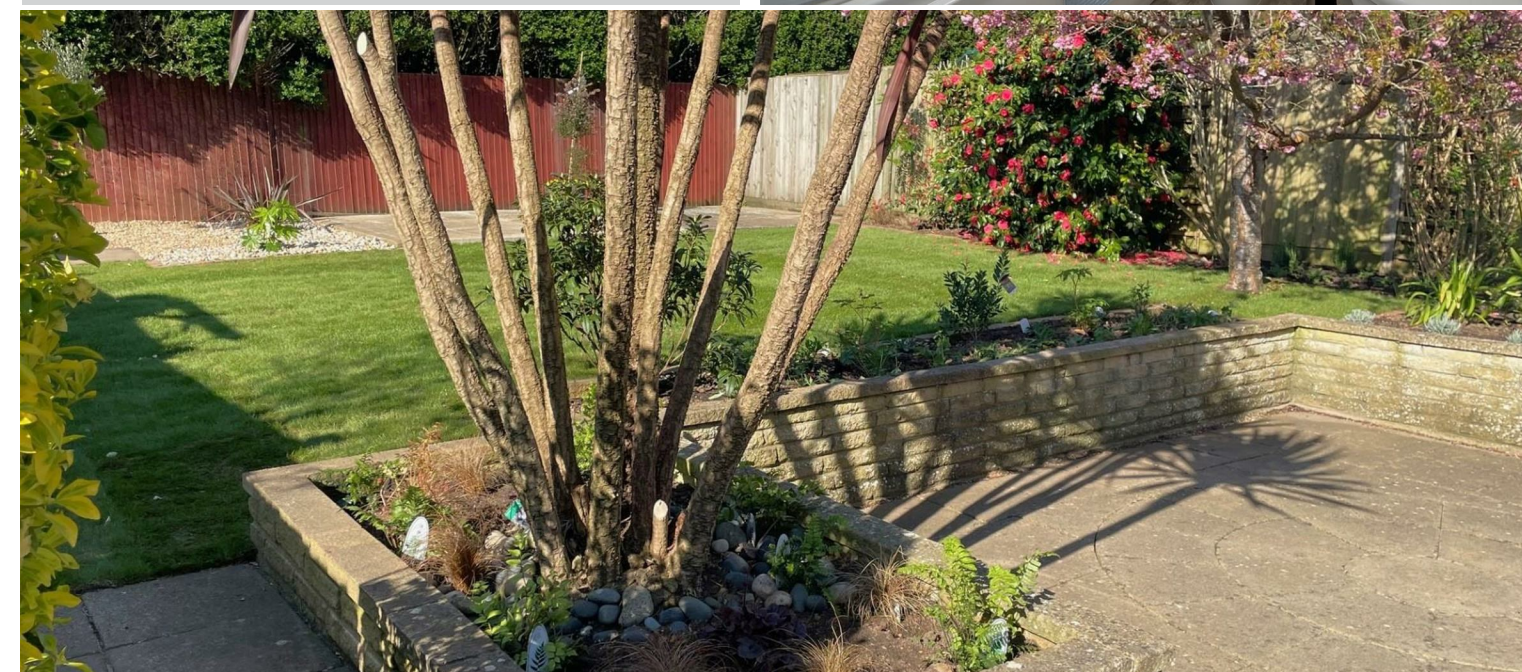
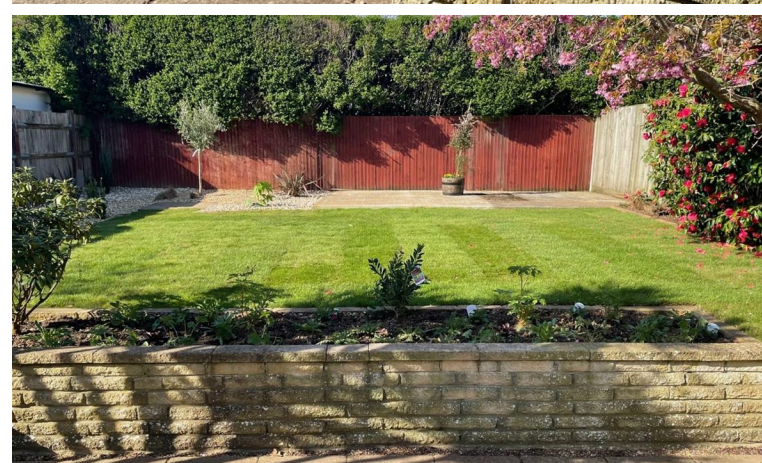
The low maintenance rear garden has a patio area bordered by low retaining wall, gated side access and well established shrubs and bushes.

What the owner says...

"We find the property easy to maintain and it is well located with easy access to regular buses".



To book an appointment to view this property or for further information please call the Seaford office on 01323 898666.



Bear in mind...

The property offers versatile accommodation with a ground floor bedroom and useful office and study space.