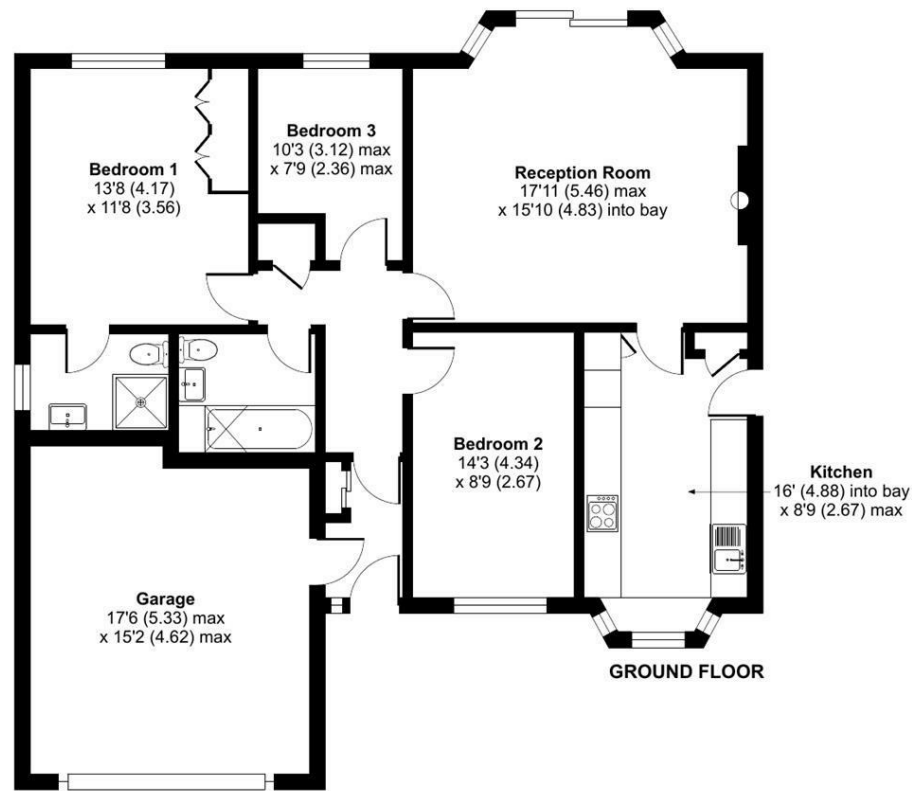




### Willow Drive, Seaford, BN25

Approximate Area = 1235 sq ft / 114.7 sq m (includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Phillip Mann Estate Agents. REF: 953167

**3**  
BED

# Uninterrupted Views Across the South Downs

## 1, Willow Drive, Seaford, BN25 4BZ



### localknowledge...

The bungalow is located within walking distance of a regular bus service from the A259 into Eastbourne and Brighton whilst Seaford town is within a mile and a half and offers a wide range of shops, restaurants and tea rooms. Seaford train station has links to London and the uncommercialised beach front has free parking with pleasant walks along the Esplanade.

### moreinfo...

**Phillip Mann Seaford Office**

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



**we do more...**  
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# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £525,000

Freehold

# phillipmann

we do more

## inbrief...

A spacious detached bungalow situated in a popular residential location, adjacent to open countryside and easy access to main bus routes - Willow Drive. Features include; spacious living room, good size kitchen, main bedroom with en suite, double second bedroom, family bathroom, landscaped rear garden, off road parking and a double garage. NO CHAIN

<b>Style:</b>	Detached Bungalow
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	Spacious Living Room
<b>Area:</b>	114.7sqm / 1235sqft inc. garage
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Large Garage and Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

## moredetail...

Phillipmann estate agents are delighted to offer for sale this 3 bedroom detached bungalow situated in a popular residential area of Seaford within walking distance to main bus routes. The property benefits from gas central heating, double glazing, off road parking with double garage and sunny aspect rear garden with uninterrupted countryside views and access to the South Downs National Park.

As you approach the property there is a block paved driveway with ample off street parking, front garden and double garage with an electric up and over door featuring power and lighting. The entrance hall features; cloaks cupboard, integral door to garage, airing cupboard with tank and shelving and loft hatch.

Bedroom two is a double room with ample space for furniture and window to front whilst bedroom three is a single/study with window to rear. The main bedroom is a generous size overlooking the rear garden with fitted wardrobes and features an en-suite shower room which comprises; shower cubicle, w/c and wash basin and frosted window to side.

The family bathroom features; bath with mixer taps and shower attachment, pedestal wash basin, close couple w/c and tiled walls. The spacious living room features; electric fire with feature surround, TV point, ample space for all furniture, angled countryside views and a bay window with tilt turn door to patio.

The kitchen is fitted with a range of wall and base cupboards with complementing working surface. Features include; double oven with 4-way gas hob, tiled splash back, larder cupboard, inset sink drainer, bay window to front, space for washing machine, fridge freezer and dishwasher and door to side.

The immaculate, sunny aspect rear garden has been landscaped and features; a paved patio area, well manicured lawn, stocked borders with a variety of shrubs and plants, storage shed, side access and gate to countryside walks, glimpsed sea and headland views and uninterrupted views towards Cuckmere Haven.

NO CHAIN



For further details on this property or if you would like to arrange a viewing please call Josh Avis, Senior Negotiator in the Seaford office on 01323 898666.

## What the owner says...

*Vacant Possession - No Chain*



## Bear in mind...

A chance to secure a fantastic detached bungalow in a sought after location adjacent to the South Downs National Park with uninterrupted views towards Cuckmere Haven.