

3  
BED

A well presented and improved family home  
3, East Street, Seaford, BN25 1AD



Total area: approx. 124.3 sq. metres (1338.0 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.  
Plan produced using PlanUp.

### localknowledge...

East Street is located in the heart of Seaford opposite The Crouch Gardens and within easy reach of the town, train station and walks over the South Downs. Seaford is situated between Brighton and Eastbourne with good transport networks to London via Lewes.

### 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...  
keeping  
customers  
happy

No.1 sellers  
in Seaford, Newhaven  
and Peacehaven

Offers In Excess Of  
Freehold

phillipmann  
we do more

## inbrief...

A spacious older style 3/4 bedroom family home offering good size living accommodation to include a living room, fourth bedroom/office study, lower floor refitted kitchen, breakfast and dining room, shower room, three further bedrooms and a family bathroom. Outside there is a sunny aspect rear garden with stocked borders. The property has modern gas fired central heating and majority double glazing. No Chain.

<b>Style:</b>	Older Style Family Home
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	Living Room/Office Study
<b>Area:</b>	1338.0 Sq FT/125.3 Sq M
<b>Outside:</b>	Sunny Rear Garden
<b>Parking:</b>	On Street Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

## moredetail...

Phillip Mann estate agents are delighted to be able to offer for sale this well presented and improved three bedroom older style family home. Situated in a popular area in Seaford, close to shops, buses, train station and opposite the Crouch Gardens.

The entrance hall with u'PVC door leads to the hallway with a radiator and storage cupboard. The living room is to the front with a decorative fireplace, T.V point, radiator and window to the front. The office/study/bedroom 4 has a radiator and double glazed window to the rear.

There are stairs to the lower ground floor which leads to a modern refitted kitchen with a range of wall and base units, stainless steel sink and drainer unit with dishwasher below, space for an upright fridge freezer, cooker recess with a filtered hood over, wall mounted combination boiler and a window to the rear.

The breakfast room has two radiators a T.V point and window to the front. The downstairs shower room has been fitted with an enclosed shower cubicle with thermostatic shower, close coupled w/c, wash hand basin set into a vanity unit, heated ladder towel rail, tiled walls and a window to the rear.

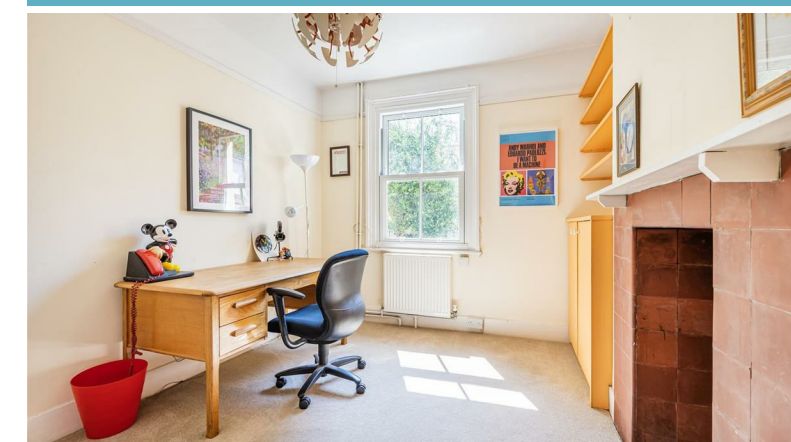
There are stairs to the first floor landing with a cloakroom with fitted close coupled w/c, wall mounted wash hand basin and window to the rear. The main bedroom is a good size double room with a decorative fireplace, a range of built in wardrobes, two radiators two windows to the front.

The second bedroom is a double room with a radiator, decorative fireplace and overlooks the rear. There are stairs to the second floor landing and a useful storage cupboard. The bedroom has a radiator, T.V point, loft access and window overlooking the front.

The bathroom has been fitted with a white suite comprising a panel bath with mixer taps and shower attachment, thermostatic shower over, close coupled w/c, pedestal wash hand basin, a radiator, linen cupboard, wood flooring an a double glazed window with distant sea views. No Chain.

## What the owner says...

"Being so close to town, the buses, train station and The Crouch is a real plus for me. I have also enjoyed all the space the property has to offer"



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email us [seaford@phillipmann.com](mailto:seaford@phillipmann.com)



## Bear in mind...

The accommodation is arranged over three floors to include a large kitchen/breakfast family room, downstairs shower room and sunny aspect rear garden.