



3
BED

South East Corner with No Chain
2, Lions Place, Seaford, BN25 1AY



localknowledge...

Lions Place is a pleasant cul-de-sac located off Fitzgerald Avenue, within close proximity to the town, beach and picturesque walks along the iconic Seaford Head. Seaford town has a good range of shops, pubs, restaurants and tea rooms, whilst Seaford train station has a direct links to Brighton/London Victoria.



moreinfo...

Phillip Mann Seaford Office

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inbrief...

This three bedroom detached house is located in the South East Corner of Seaford within walking distance to the town, seafront and all amenities. Features include; a large rear garden and ample off road parking to accommodate all types of vehicles. The further accommodation comprises lounge, dining room, large conservatory, bathroom, fitted kitchen and three bedrooms. The property is being sold with no onward chain.

Style:	Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	157sqm / 1691sqft
Outside:	Rear Garden
Parking:	Town Centre
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillip Mann are delighted to offer this three bedroom detached house within walking distance to local primary and secondary school, town centre, seafront, countryside walks and local bus routes. The property benefits from updated gas central heating, double glazing and ample off road parking with single garage.

As you approach the property, complementing the well stocked borders, the block paved carriage driveway provides ample off street parking with integral garage featuring power, lighting and up and over door. The useful tiled porch leads into the entrance hall which features; stairs to first floor with under stair storage, airing cupboard with shelving and parquet flooring throughout.

Bedroom three is good size double room with window to front. The bathroom features; bath with mixer tap and handheld shower attachment, wash basin, tiled walls and separate w/c. The kitchen is fitted with a range of wall and base cupboards with complementing working surface. Features include; space for cooker and white goods, tiled splash back, inset sink drainer and door to utility. The utility features; additional space for white goods, door to side and integral door to garage housing the boiler (2022).

The spacious, front to back triple aspect lounge features; TV point, ample space for all furniture, sliding door to conservatory and archway to dining room. The modern double glazed conservatory runs the full width of the property and features, tiled floor and dual french doors to garden. Upstairs, the large landing features eaves storage and w/c. Both, bedrooms 1 and 2 are a great size double rooms featuring built in storage and ample space for all furniture.

The well established rear garden features; dual side access, large patio area with pond, retaining wall with steps up to large lawn area comprising - further seating area, stocked borders, mature trees and external storage shed. Viewings are advised to appreciate the size of the garden.

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



Bear in mind...

The property offers versatile accommodation with a ground floor bedroom and bathroom. VIEWINGS HIGHLY RECOMMENDED