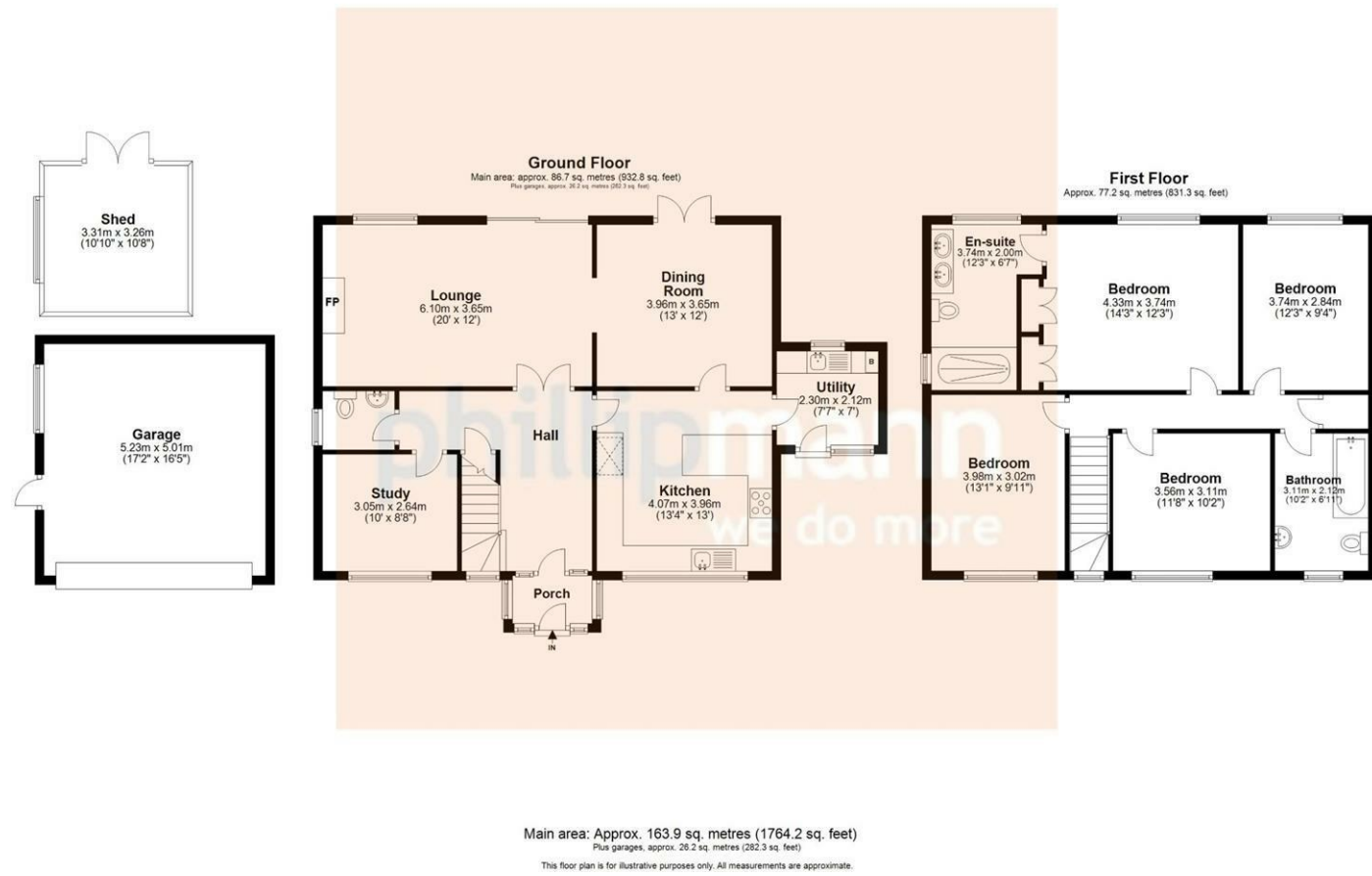


4
BED

An Executive Property On A Large Plot
2, The Lords, Seaford, BN25 2XP



localknowledge...

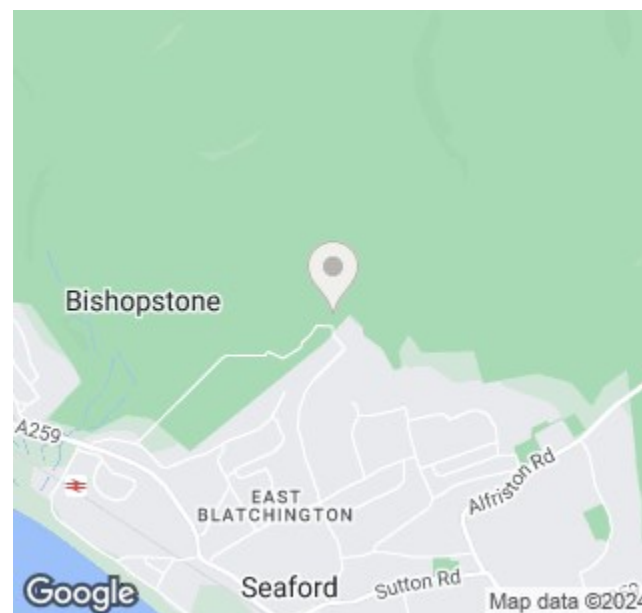
The property adjoins countryside and is close to a convenience store, local bus and golf course. Seaford is a popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

Phillip Mann Seaford Office

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

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inbrief...

A modern, executive family home situated in a popular residential area. The accommodation comprises a living room, dining room, modern kitchen and utility room, cloakroom and study, four good size bedrooms, the main bedroom with a refitted en-suite shower room and separate family bathroom. Outside there are delightful gardens to the front and rear, a double garage and ample off road parking.

Style:	4 Bedroom House
Bedrooms:	4 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	151 Sq Meters
Outside:	Well Maintained Gardens
Parking:	Double Garage and Parking
Energy rating:	D
Council Tax Band:	F

moredetail...

Phillip Mann are delighted to offer for sale this well presented and recently refurbished executive detached family home. Situated in a popular residential are of Seaford, close to countryside walks, shops, buses and a golf course. The en-close entrance leads to a spacious hallway with a radiator, telephone point and under stairs cupboard. The cloakroom has been fitted with a white suite comprising a close coupled w/c, wash hand basin set into a vanity unit, an extractor fan and window to the side. The living room is a great size and features a fireplace with inset gas fire, television and telephone points, windows and patio doors onto the rear garden. The dining room has a radiator and double doors onto the garden. The kitchen has been newly fitted with a range of wall and base units comprising a double sink and drainer unit with mixer taps and waste disposal, plumbing and space for a dishwasher, built in double oven, multi-function microwave, 5 ring gas hob and extractor over, space for an American style fridge freezer, part tiled walls, a radiator and window to the front. The utility room has been fitted with a stainless steel sink and drainer with mixer taps, plumbing and space for as washing machine and tumble dryer, wall mounted gas boiler, window to the rear and a window and door to the front. Downstairs there is a study with a radiator, telephone point and a window to the front.

There are stairs to the first floor landing with loft access a radiator and airing cupboard housing the hot water tank. Upstairs there are 4 double bedrooms, the main bedroom overlooks the rear and benefits from a range of wardrobes with hanging rails and shelving. The en-suite shower room has been refitted with a large walk in shower with Mira power shower, close couple w/c, his and hers sinks, a radiator and heated towel rail and windows to the side and rear. The family bathroom has been fitted with a panel bath, low level w/c, pedestal wash hand basin and a window to the front.

What the owner says...

"We have found the property ideally situated close to the golf course and countryside walks, but within east reach of the train station and the beach. Our neighbours have always been wonderful and friendly in our time here"



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email us seaford@phillipmann and we will be happy to assist you.



Bear in mind...

This property occupies a large plot in The Lords and has been tastefully updated and improved by the current owners to include a modern kitchen, en-suite and neutral decor.