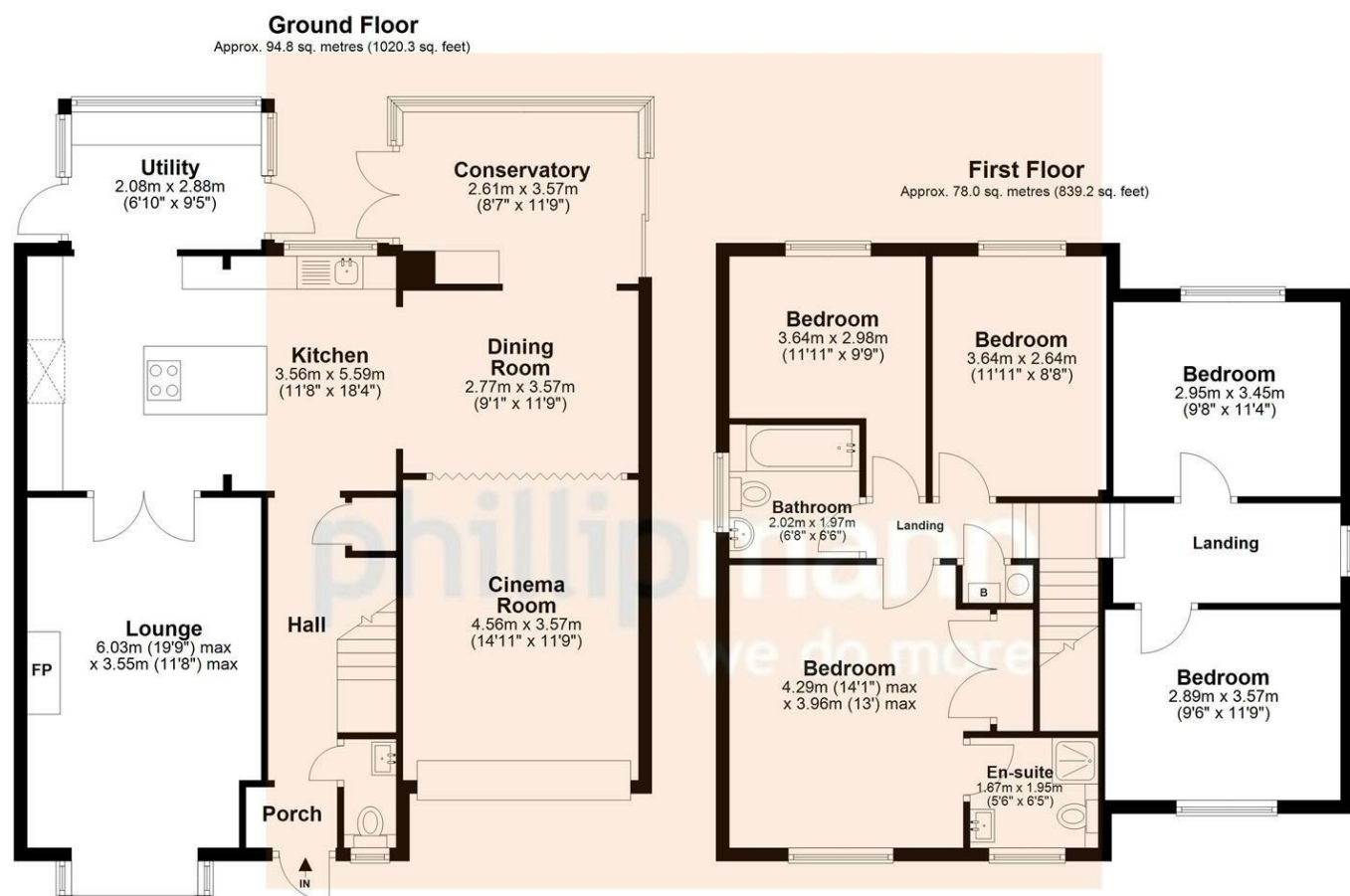


5  
BED

A Substantial Detached Family Home  
135, Princess Drive, Seaford, BN25 2QT



Total area: approx. 172.8 sq. metres (1859.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



## localknowledge...

Princess Drive is conveniently located close to local shop, bus services and country walks, whilst Bishopstone train station and esplanade is within a half mile. Seaford town which offers a wide range of shops is within a mile and a half from the property.

## moreinfo...

Phillip Mann Seaford Office

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

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## inbrief...

This extended 5 bedroom detached family home benefits from a good size living room, modern kitchen dining room, utility room, conservatory, CINEMA ROOM, downstairs cloakroom, Principle bedroom with an en-suite shower room, 4 further double bedrooms and a family bathroom. Outside there is a low maintenance rear garden, Tiki Hut and hot tub, stocked borders and side access. The front garden is low maintenance and open plan providing off road parking for several vehicles.

<b>Style:</b>	Extended Detached House
<b>Bedrooms:</b>	5
<b>Reception rooms:</b>	3
<b>Area:</b>	178.2 SQ M/ 1859.6 SQ FT
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Driveway with Ample Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this extended and improved, 5 bedroom detached family home. The entrance with u'PVC door leads to the hallway with a radiator and under stairs cupboard. The cloakroom w/c has been fitted with a low level w/c, wash hand basin, tiled walls and a window to the front.

The living room is a good size room with two radiators, television point, inset gas flame fire and large bay window to the front. The kitchen has been refitted to a high standard with a good range of high gloss wall and base units, inset sink with a mixer tap, plumbing and space below for a dishwasher, built in Bosh ovens and microwave, 4 ring electric hob, larder style cupboards, a window to the rear and opening to the utility room.

The utility room has plumbing and space for a washing machine and tumble dryer, further working surfaces, doors to the rear garden and windows to the rear. The dining area has a radiator and a large opening to the conservatory which is part brick built with windows to the rear and doors to the side.

The cinema room features an bespoke sound system, screen and projector (by negotiation) and a radiator.

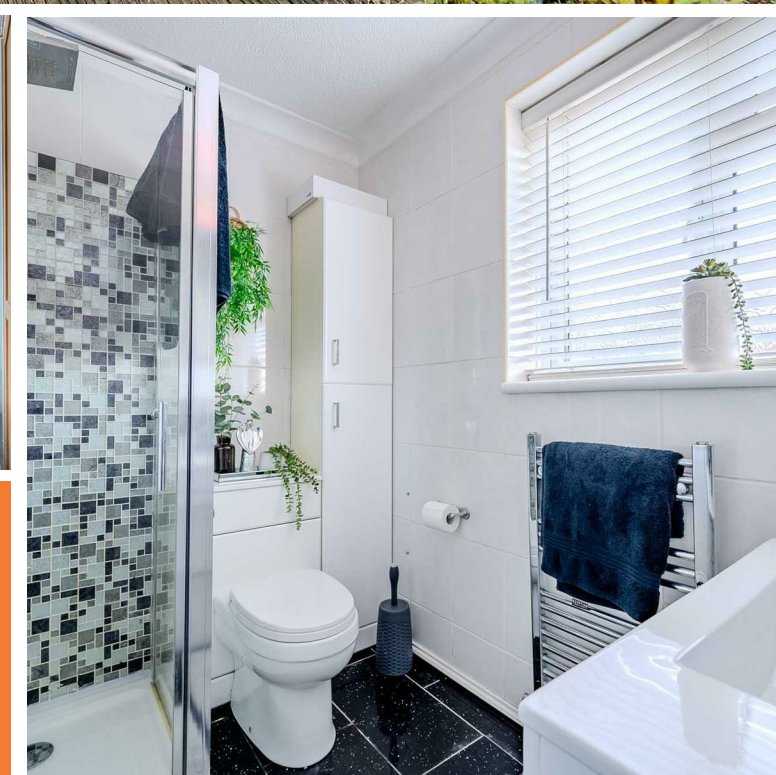
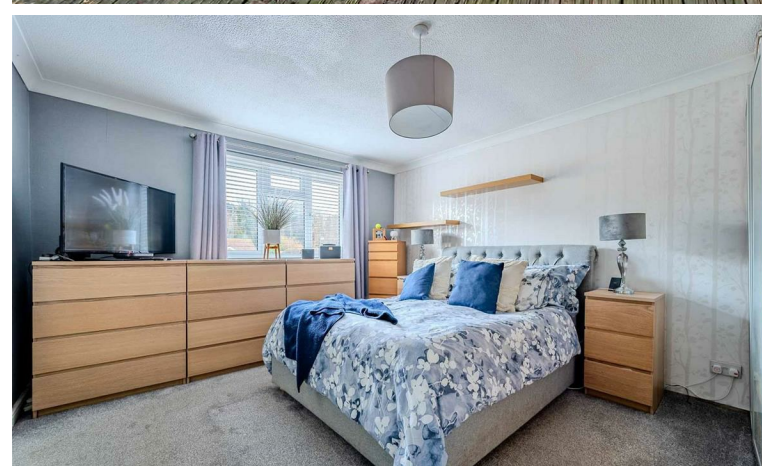
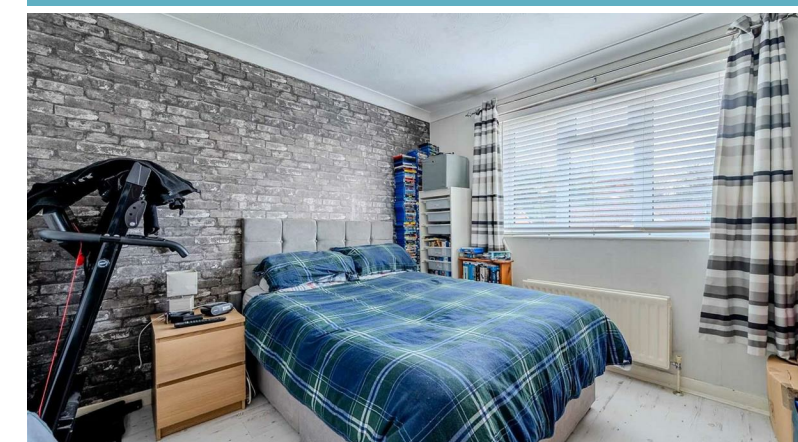
There are stairs to the first floor landing with loft access, a linen cupboard housing a combination boiler. The principle bedroom is a good size room with a range of bedroom furniture and a window to the front. The en-suite shower room has been fitted with an enclosed shower, low level w/c, wash hand basin, tiled walls and flooring and a window to the front. There are 4 further double bedrooms overlooking the front or rear.

The family bathroom has been fitted with a white suite comprising a panel bath with thermostatic shower over, close coupled w/c, pedestal wash hand basin, heated ladder style towel rail, tiled walls an extractor fan and window to the side.

Outside the rear garden is low maintenance with artificial grass, stocked borders, a Tiki Hut and separate hot tub, decked area and side access.

## What the owner says...

"Offering our beautiful home of 37 years with many memories from having our children and grandchildren. We are very sad to leave but hope 135 provides its new owners with as many enjoyable years as we have had with our family".



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



## Bear in mind...

This substantial, detached property has been in the same ownership since new and has been sympathetically extended and updated over a number of years.