



4
BED

Self Contained Annex
1, Manor Road North, Seaford, BN25 3RA



localknowledge...

Manor Road North is located just off the main A259 and within an easy walk of a regular bus service to Brighton/Eastbourne. Seaford town centre is within a mile and offers a good range of shops, tea rooms and restaurants, along with train station having links to Gatwick/London Victoria and uncommercialised Esplanade and beach.

moreinfo...

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inbrief...

This substantial detached property sits on a large corner plot with south/west aspect wrap around gardens. The property offers versatile accommodation with the potential for a self contained annex and garden log cabin with living space and shower room/WC, ideal for guest accommodation or holiday let.

Style:	Detached House
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge and Kitchen/Diner
Area:	200.5 SQ M/2158 SQ FT
Outside:	Large Wrap Around Gardens
Parking:	Garage and Ample Parking
Energy rating:	C
Council Tax Band:	E

moredetail...

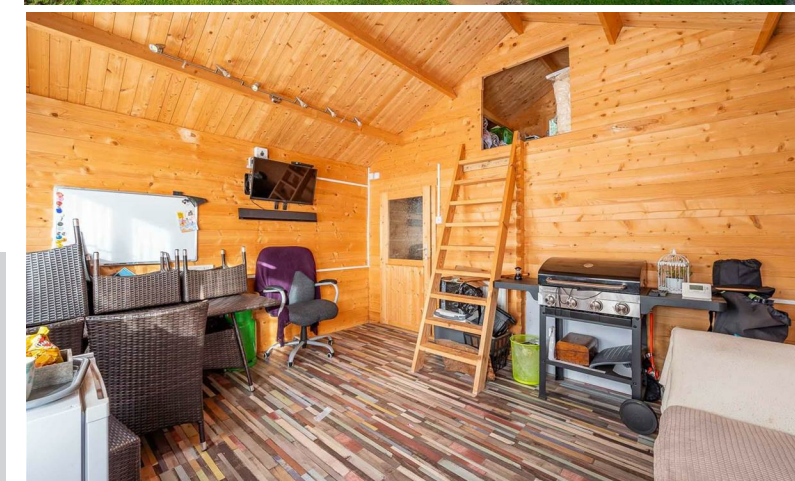
This substantial detached property sits on a good size plot with south/west aspect wrap around gardens. The versatile accommodation offers the possibility of a 1 bedroom self contained annex and the addition of a 'garden log cabin' which is ideal for guests or holiday let accommodation. Further benefits include gas central heating with modern 'combi' boiler, double glazed windows and PV solar panels that bring in a tariff feedback income of £1,042 23.

As you approach the property there is ample off street parking for several cars to the integral garage which has heat and power/light. The entrance vestibule has useful space for coats and boots and leads into the dual aspect open plan lounge/diner with outlook over the garden. There is a feature exposed brick fireplace with open grate which makes a nice focal point. The kitchen/breakfast room has an extensive range of wall/base cupboards. There is ample work surface and breakfast bar, inset gas hob with extractor canopy, double electric oven and appliance space for dishwasher and fridge/freezer. There is a door to the front garden and integral door to garage.

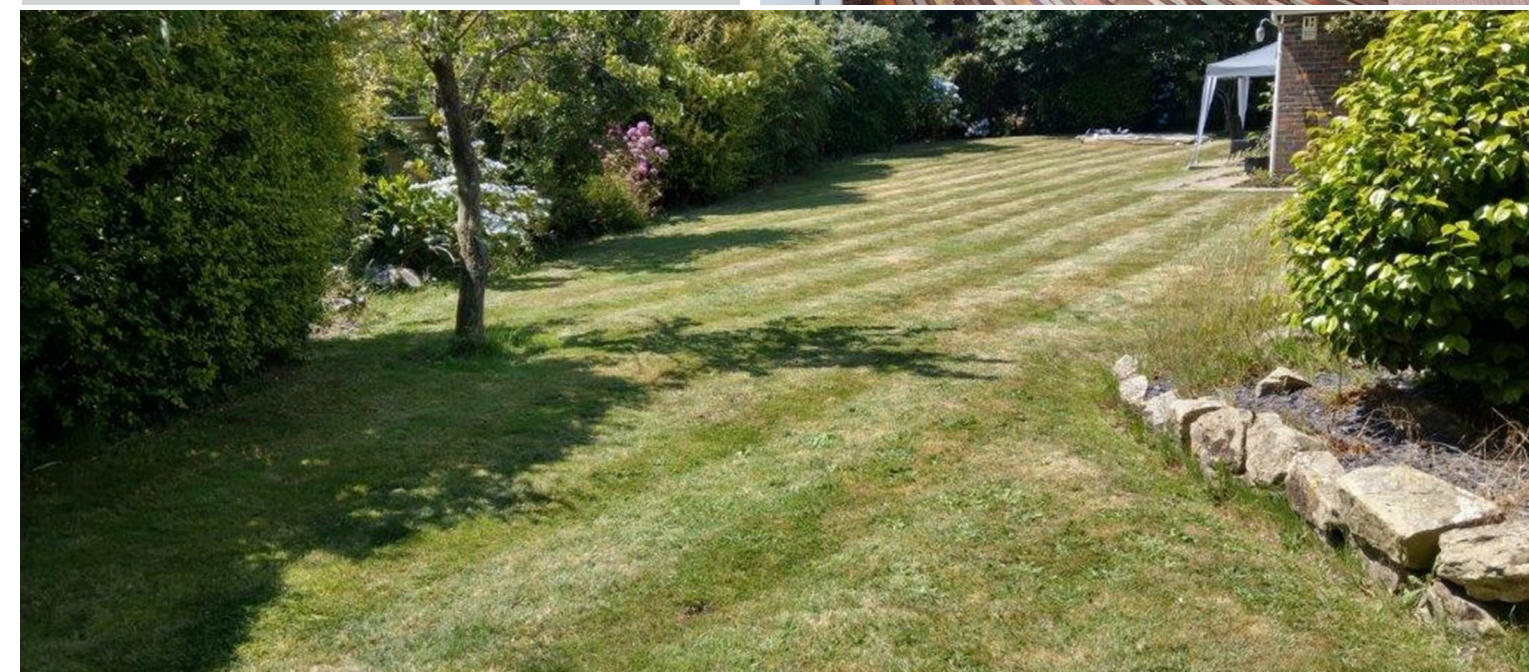
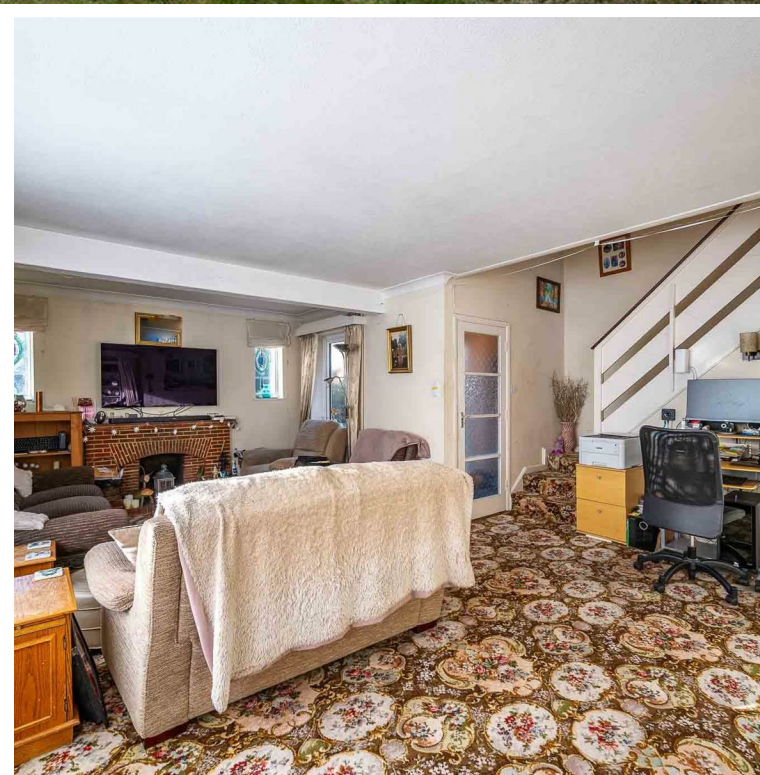
From the lounge there is a dividing door which gives access to the annex which comprises a lounge, bedroom, wet room, kitchen and dining room with door to a self contained garden area. On the first floor landing there is access to the family bathroom/WC and loft hatch. Bedroom one has fitted wardrobes, further eves storage cupboards and window over rear garden. Bedroom two has eves cupboards and window with south aspect. A particular feature of the property are the well established wrap around gardens which extend to three sides of the property. There is a large patio with a south/west aspect and the log cabin has it's own boiler/heating system and offers living accommodation with mezzanine level and en-suite shower room/WC.

What the owner says...

"This great adaptable house had so much family love and fun. Location is ideal for transport or shops or country walks".



To book a viewing on this property or for further information please call the Seaford office on 01323 898666.



Bear in mind...

The property has a separate log cabin with living accommodation and shower room/WC, ideal for guests or possible holiday let.