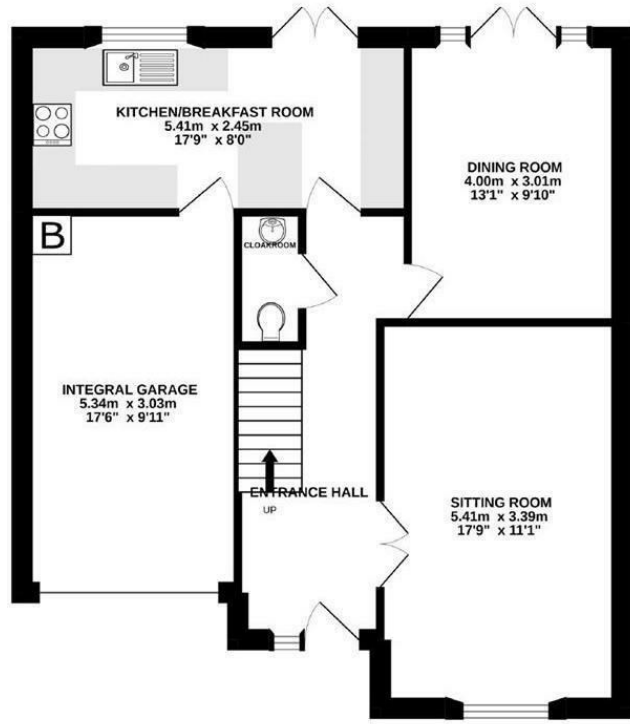
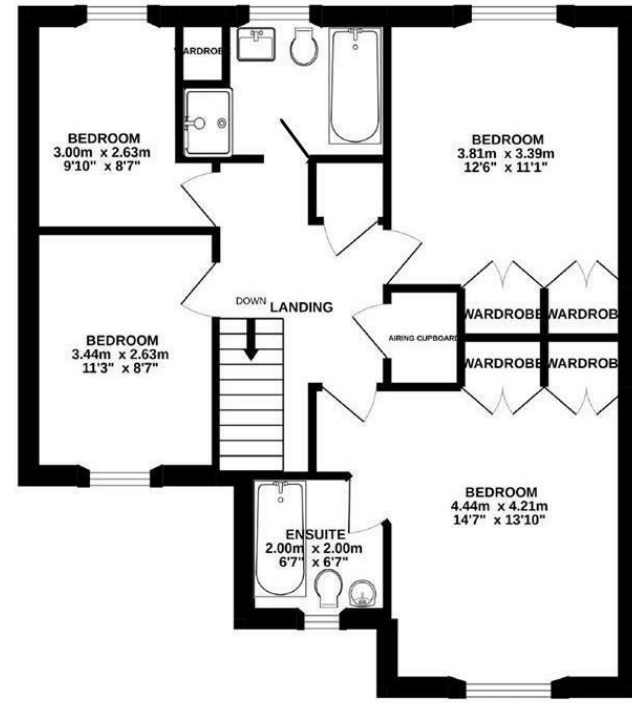


GROUND FLOOR
72.4 sq.m. (779 sq.ft.) approx.



1ST FLOOR
68.3 sq.m. (735 sq.ft.) approx.



22 OLD NURSERY CLOSE SEAFORD

TOTAL FLOOR AREA: 140.7 sq.m. (1514 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4
BED

An Executive, Detached Family Home
22, Old Nursery Close, Seaford, BN25 3JZ



localknowledge...

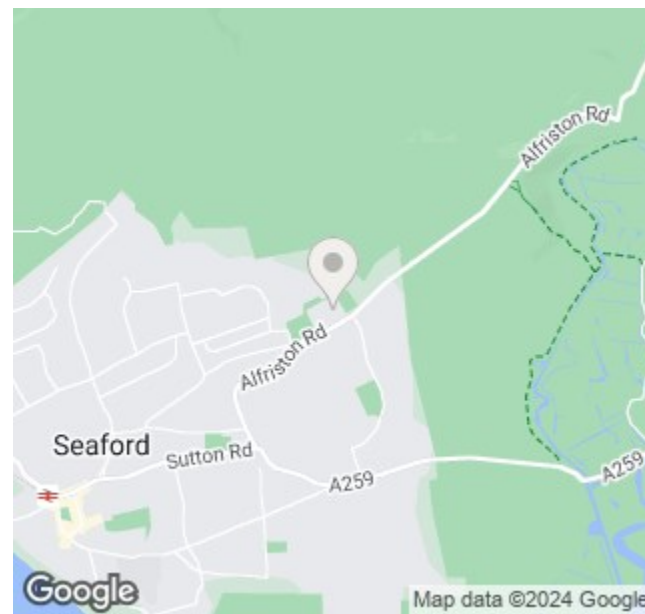
Old Nursery Close is located just off the Alfriston Road and within easy access of picturesque walks on the iconic 'South Downs National Park'. There is a regular bus service into Brighton/Eastbourne close by, whilst Seaford town, railway station and beach are within 2 miles.

moreinfo...

Phillip Mann Seaford Office

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01323 898666

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inbrief...

A 4 bedroom executive family home situated in a highly desirable area of Seaford. The accommodation comprises a living room, dining room, kitchen breakfast room, principle bedroom with an en-suite bathroom and three further bedrooms. Outside the wall enclosed rear garden is low maintenance with some shrubs and plants, allowing side access. The front garden is open plan providing off road parking and access to the garage with an up and over door, power and lighting.

Style:	Detached Family Home
Bedrooms:	4 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1514 SQ FT
Outside:	Low Maintenance Gardens
Parking:	Off Road and a Garage
Energy rating:	C
Council Tax Band:	F

moredetail...

Phillip Mann estate agents are delighted to offer for sale this detached family home. Built by 'Berkeley Homes' in 2002 this executive family home offers good size accommodation throughout, gas fired central heating, double gazing, low maintenance gardens, off road parking and a garage.

The entrance with part cover porch leads to the hallway with a radiator and under-stairs cupboard. The cloakroom has been fitted with a close coupled w/c, pedestal wash hand basin, part tiled walls and an extractor fan.

The living room has a feature fireplace with an inset gas fire, two radiators, a T.V point, and windows to the side and to the front. The dining room has a radiator, double doors and window to the rear garden.

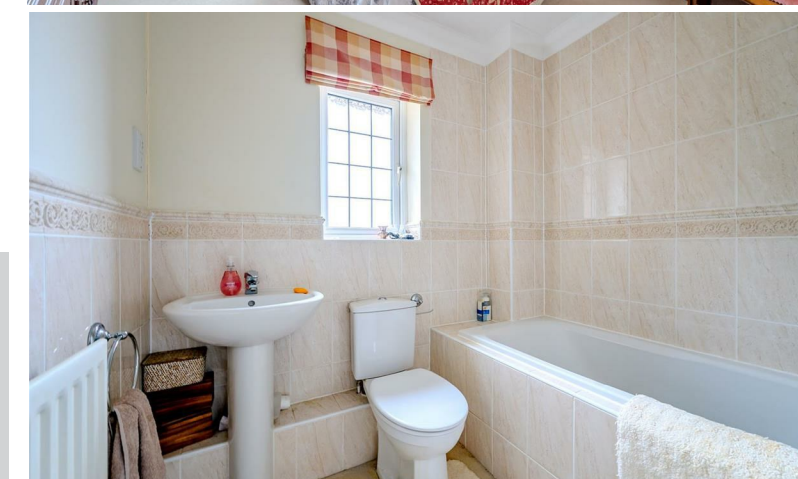
The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps, an integrated dishwasher, built in washing machine, double electric ovens and electric hob with hood above, integral fridge freezer, tiled splashbacks, tiled flooring, further cupboards and working surfaces, a window and door to the rear garden and access door to the garage.

There are stairs to the first floor with loft access, a linen cupboard, and an airing cupboard. The principle bedroom features built in wardrobes, a radiator, T.V point and has a window to the front with distant views to the front. The en-suite bathroom has a panel bath with thermostatic shower over, close coupled w/c, pedestal wash hand basin, tiled walls, a radiator and window to the front.

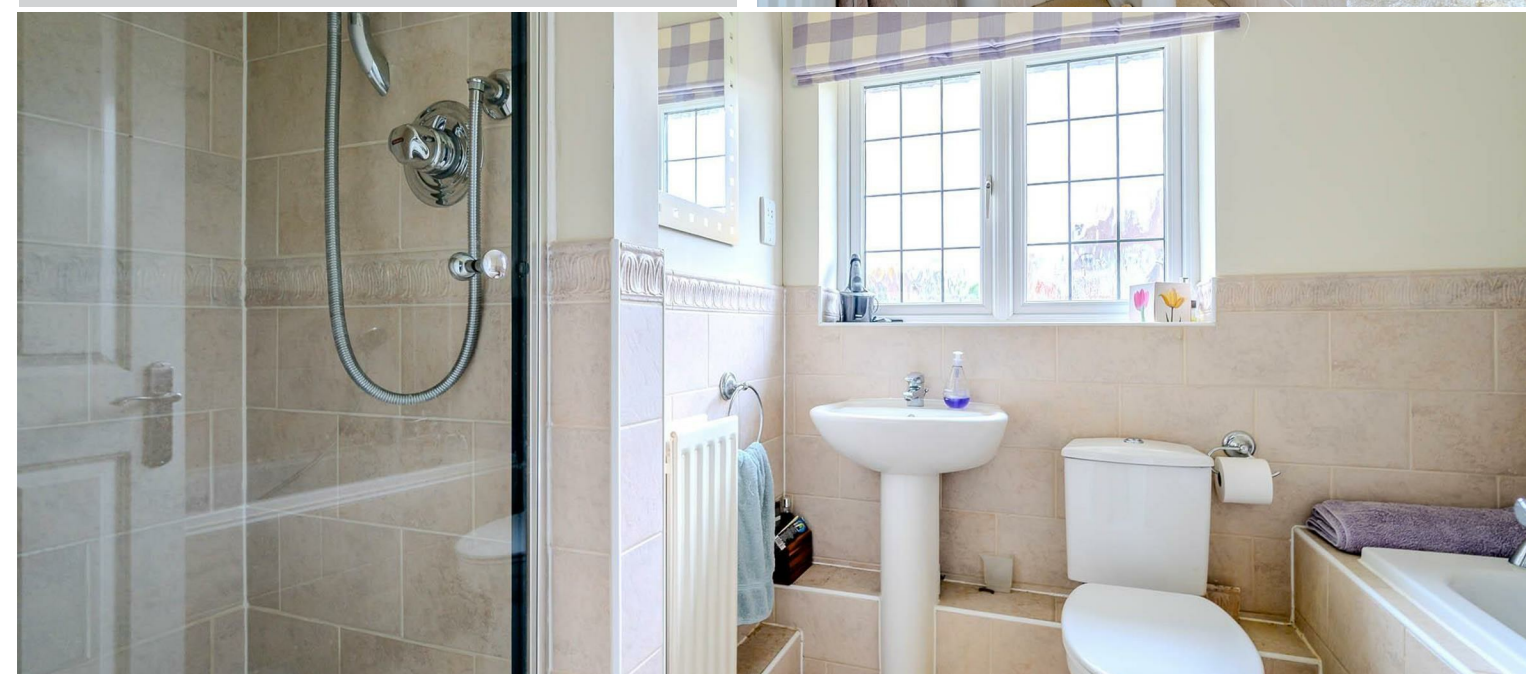
Bedroom two has built in wardrobes, a radiator and overlooks the rear whilst bedrooms three and four have a radiator and overlook the front and rear of the property. The family bathroom has been fitted with a panel bath with mixer taps and shower attachment, an enclosed shower cubicle with thermostatic shower, close coupled w/c, pedestal wash hand basin, tiled walls, a radiator, extractor fan and window to the rear. No Ongoing Chain.

What the owner says...

Type your text here



For further details on this property or to arrange a viewing, please contact our Seaford office on 01323 898666 or email us seaford@phillipmann.com



Bear in mind...

Properties such as this are rarely available on the open market and offer a good amount of living space, 4 bedrooms and an en-suite. The gardens are low maintenance, there is also a garage and parking.