



Total area: approx. 93.1 sq. metres (1001.7 sq. feet)  
 This floor plan is for illustrative purposes only. All measurements are approximate.

**3**  
BED

**Extended House in Convenient Location**  
 1, Parkside Road, Seaford, BN25 3NX



**localknowledge...**

The property is situated in the heart of Seaford, close to all amenities. Seaford is a historic and popular coastal town with a wide range of shops, schools, golf courses and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

**moreinfo...**

Phillip Mann Seaford Office

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To see more details on this & all our homes go to  
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# inbrief...

A spacious, extended three bedroom end of terrace house in a popular location close to local convenience store, leisure centre, main bus routes and the ever popular Seaford allotments. In brief, the accommodation comprises, open planned lounge / study / kitchen dining room, ground floor shower room, three bedrooms and main shower room. Benefits include two w/c's, gas fired central heating and being sold with NO ONWARD CHAIN

**Style:** End of Terrace  
**Bedrooms:** 3 Bedrooms  
**Reception rooms:** Lounge Study / Kitchen Dining Room  
**Area:** 1002 sqft / 93 sqm  
**Outside:** Front & Rear Gardens  
**Parking:** On Street  
**Energy rating:** D  
**Council Tax Band:** C

# moredetail...

Phillip Mann are delighted to offer this spacious end of terrace house in Parkside Road. Close to all amenities, this property is the perfect family home. Property benefits include open planned living, double glazed windows, gas central heating, sunny aspect garden, character throughout

As you approach the property in the no-through road, you have the benefit of a front garden and path to tiled entrance porch. The light and airy inner hall features under stair storage and laminate flooring throughout. The shower room features, corner shower tray, wash basin, w/c, tiled floor and walls and airing cupboard with boiler and plumbing for washing machine.

The open planned living accommodation is the heart of the home. The lounge has space for ample furniture, gas fire with feature surround and large window to front. The study area is a good addition and leads to the dining area with door to rear garden.

The kitchen/dining room is fitted with a range of wall and base units with complementing working surface. Features include; 1 1/2 inset sink drainer with window overlooking rear, tiled floor and splash back, cooker with overhead extractor and space for fridge freezer and dishwasher.

The landing has picture window to side and hatch to loft space. The shower room features; corner shower tray, tiled floor and walls, w/c, wash basin and frosted window to rear.

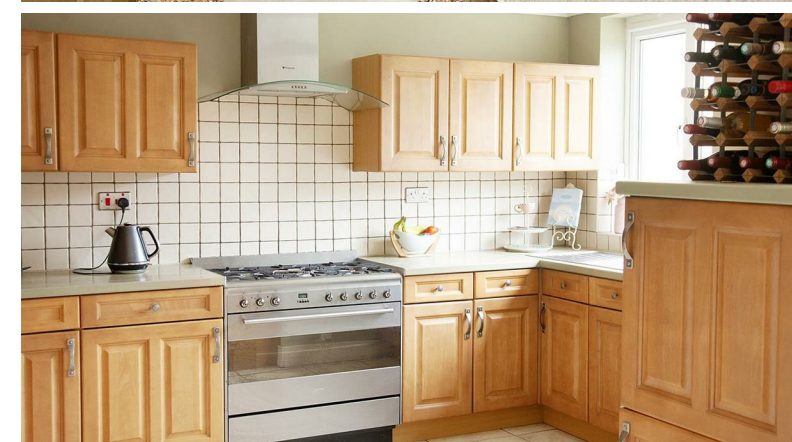
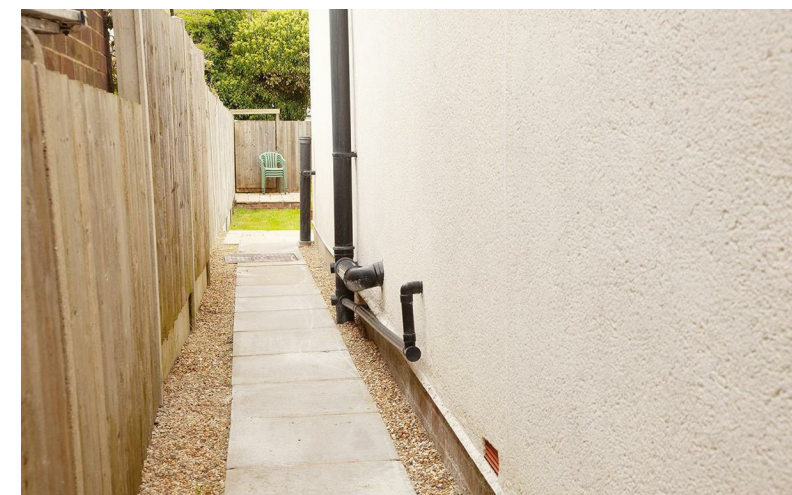
Bed 1 is a good size double room with fitted wardrobes to front. Bed 2 is a double room with inset wardrobes overlooking rear garden and bed 3 is study / single to front. Laminate flooring features in all bedrooms.

The level rear garden is a lovely size and comprises, useful patio area, outside tap, large lawn covering, storage shed and side access.

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 is a short walk through a tway to the excellent 12 bus route providing easy access to Brighton and Eastbourne.