

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) 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.  
Made with Metropix ©2021

**2**  
BED

**Detached Bungalow**  
26, Dukes Close, Seaford, BN25 2TU



## localknowledge...

The property is close to countryside, local shop and bus services on the western side of Seaford. Seaford is a historic and 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

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



**we do more...**  
keeping  
customers  
happy

**No.1 sellers**

in Seaford, Newhaven  
and Peacehaven

Price £373,000

Freehold

**phillipmann**  
we do more

## inbrief...

A spacious 2 bedroom detached bungalow in a quiet residential close, near to local convenience store, bus services and countryside. The property is well presented with features including a large refitted kitchen, 2 double bedrooms, refitted bathroom, separate cloakroom, good size garage and driveway. Benefits include gas fired central heating and upvc double glazing.

<b>Style:</b>	Detached Bungalow
<b>Bedrooms:</b>	2 Bedrooms
<b>Reception rooms:</b>	Lounge/Dining Room
<b>Area:</b>	74.6 Sq Metres
<b>Outside:</b>	Front and Rear Gardens
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

Phillip Mann are delighted to offer a spacious two bedroom DETACHED BUNGALOW in a popular residential close on the western side of Seaford. The entrance porch leads to the L shaped entrance hall with cloaks cupboard, linen/storage cupboard and access with fitted ladder to the loft space. The loft is part boarded and houses the combination boiler. The spacious lounge/dining room has a multi fuel stove, plenty of light with two windows to front.

The kitchen has been refitted with a range of units comprising one and half bowl sink set into working surface with cupboards and drawers below, plumbing and space for washing machine and slimline dishwasher, further work surface with cupboards and drawers below, cooker space with filter hood above, space for fridge/freezer, part tiled walls, window to front and door to side porch. The side porch has doors to the front and rear gardens.

Bedroom one has a full range of wardrobes and has window to rear with open outlook. Bedroom two has a built in single wardrobe and also has a window to rear with open outlook. The bathroom has been refitted with a P shaped bath with temperature controlled shower over and glazed screen, vanity unit with basin with cupboard below and w/c with concealed cistern, heated towel rail, fully tiled walls and frosted window. The separate cloakroom has pedestal wash basin, close coupled w/c, heated towel rail, part tiled walls and frosted window. Steps from the side porch lead to the rear garden. The garden has a large patio, terraced flower and vegetable beds, wild lawn area, decked seating area, storage shed, potting shed, greenhouse, under-house storage water butts and outside tap. The front garden has a lawn and mature beds and borders. The driveway provides off road parking and the garage has an up and over door and power and lighting.

Lounge/Dining Room - 19'11 x 12'11

Kitchen - 11'11 x 8'

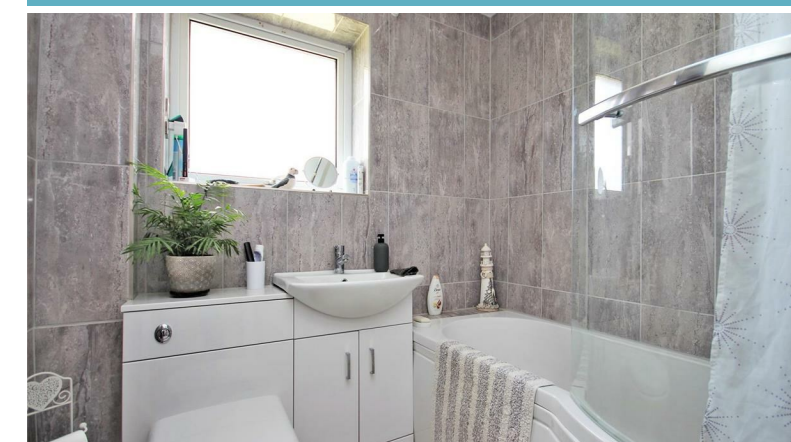
Bedroom One - 13' Max x 11'7 to front of wardrobes.

Bedroom Two - 10'10 x 8'9

Garage - 17'3 x 8'3

## What the owner says...

"The bungalow has nicely sized rooms and the separate cloakroom is ideal for visitors. The countryside walks close by are lovely."



For more information on this property or to book an appointment please contact Ian Holder, assistant manager, on 01323 898666.



## Bear in mind...

Seaford is a popular retirement town and there is high demand for bungalows in the area.