



**Beacon Drive, Seaford, BN25**

Approximate Area = 1294 sq ft / 120 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Phillip Mann Estate Agents. REF: 624576

**4  
BED**

**Spacious Four Bedroom Detached House**

76, Beacon Drive, Seaford, BN25 2JX



**localknowledge...**

The property is situated 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...**

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Freehold

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## inbrief...

An extended and well presented four bedroom detached house with distant sea views in a popular road close to local shop, bus service and countryside. Features include an attractive kitchen/dining room, spacious double aspect lounge, generous bedroom sizes, refitted shower room and secluded rear garden. Benefits include gas fired central heating, upvc double glazing, brick paved driveway and detached garage with modern EPDM rubber roof. HIGHLY RECOMMENDED.

<b>Style:</b>	Detached House
<b>Bedrooms:</b>	4 Bedrooms
<b>Reception rooms:</b>	Lounge & Kitchen/Diner
<b>Area:</b>	120 Sq metres inc Garage
<b>Outside:</b>	Secluded Mature Garden
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

## moredetail...

A spacious, well presented four bedroom detached house with open outlook near to shop, bus services and countryside. The entrance hall has access to the lounge and downstairs cloakroom. The cloakroom has been refitted with a wash basin, WC, part tiled walls and frosted window. The spacious double aspect lounge has a stone effect fireplace and hearth housing electric fire, storage cupboard, large window to front and arch to further area of lounge (suitable as study/office) with french doors onto the rear garden. The kitchen/dining room is the heart of the home and has been fitted with a good range of oak units comprising sink unit set into work surface with cupboards and drawers below, integrated 'Bosch' dishwasher and washing machine (installed 2022), fridge and freezer, tower unit housing high level electric 'Bosch' double oven (installed 2022), inset induction hob, matching wall mounted units, concealed Glow Worm boiler (installed 2021), heated towel rail and window to rear. The dining area has a window and door to rear and door to side lobby. The useful side lobby has a light and double glazed windows and door to gated side area. The first floor landing has an airing cupboard and access to the part boarded loft space. Bedroom one has built in wardrobes and window to front with distant sea views. Bedroom two and three are both generous doubles overlooking the rear garden. Bedroom four has a built in cupboard and window to front with distant sea view. The shower room has been refitted with a glazed shower cubicle with Aqualisa shower, vanity unit with basin and w/c with concealed cistern, heated towel rail, fully tiled walls and frosted window. The secluded rear garden has a paved patio, lawn, well stocked borders, mature trees, further paved seating area, timber shed, outside tap and side access. The front garden is mainly laid to lawn, mature border and outside tap. The driveway is brick paved and the garage has power, lighting, door to side and modern EPDM roof.

## What the owner says...

"The kitchen/dining room is a great space for entertaining. The garden is private and is nice and quiet."



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



## Bear in mind...

The property is spacious with a flexible layout and is ideal for a growing family or work from home households.