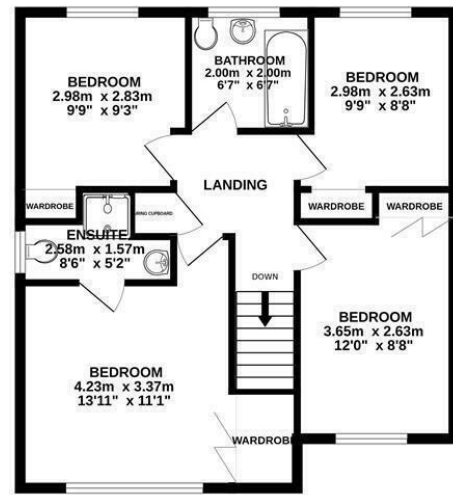
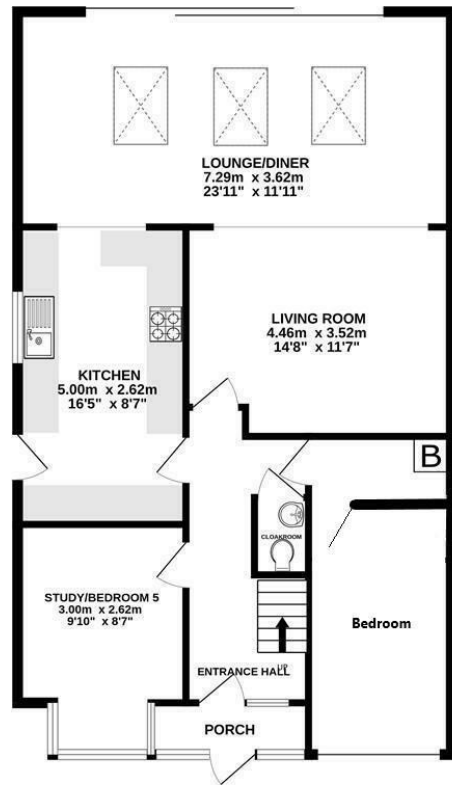


GROUND FLOOR  
90.5 sq.m. (974 sq.ft.) approx.

1ST FLOOR  
56.1 sq.m. (604 sq.ft.) approx.



6 AQUILA PARK SEAFORD

TOTAL FLOOR AREA : 146.6 sq.m. (1578 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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5  
BED

An extended detached family home  
6, Aquila Park, Seaford, BN25 4QA



## localknowledge...

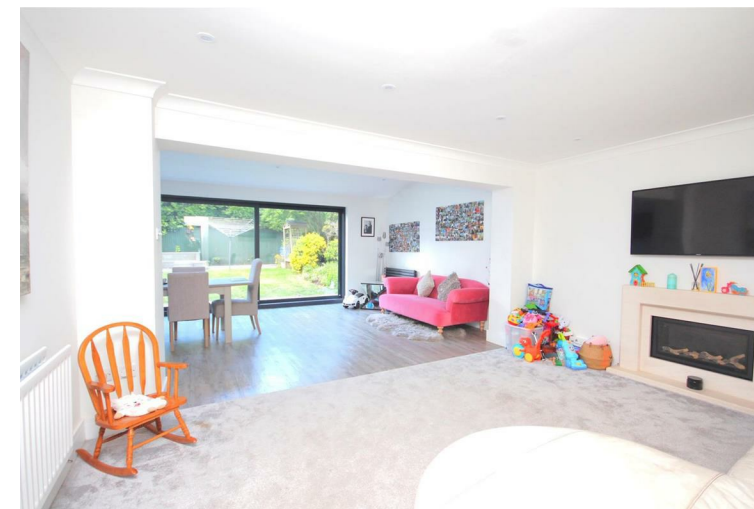
The property in a residential close in the favoured south east corner of the town and within easy access to the A259 coast road. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront.

## 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)



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# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £575,000

Freehold

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# inbrief...

A spacious 5 bedroom detached family home situated in a quiet residential close. Accommodation includes a living room, new open plan family room, dining room, kitchen with utility room, downstairs cloakroom and bedroom. Upstairs there are four bedrooms, main bedroom with en-suite, family bathroom. Outside there is a delightful rear garden with a paved patio, area of lawn and well stocked borders with a variety of shrubs and plants.

**Style:** Detached Family Home  
**Bedrooms:** 5 Bedrooms  
**Reception rooms:** 3  
**Area:** 1578 SQ/FT 146.6 SQ M  
**Outside:** Sunny Aspect Rear Garden  
**Parking:** Off Road Parking  
**Energy rating:** E  
**Council Tax Band:** D

# moredetail...

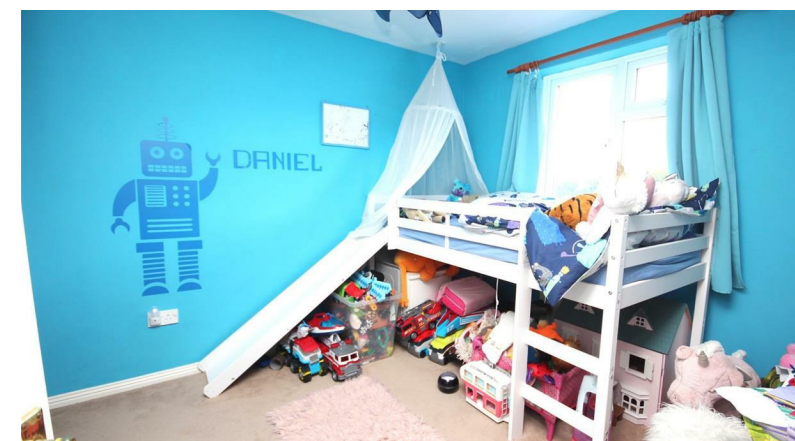
Phillip Mann estate agents are pleased to be able to offer for sale this well presented, extended detached family home situated in a quiet residential close in Seaford. The property which offers spacious accommodation throughout also benefits from gas fired central heating, double glazing and off road parking.


The enclosed entrance porch leads to the hallway and downstairs cloakroom which has been fitted with a white suite. The living room which is to the rear of the property has a decorative fireplace, a T.V point and is open the dining and family area with sliding doors which give access to the rear garden. The dining room has a radiator and overlooks the front. The downstairs bedroom is a good size room and overlooks the front.

The kitchen which has been refitted with a good range of wall and base units comprising an inset sink and drainer unit, there is an integrated dish washer, built in double electric oven with induction hob with filtered hood above, there is an integrated upright fridge freezer and further part tiled walls and a window to the side. The utility area is fitted with cupboards and working surfaces has plumbing with an integral washing machine, a window and door to the side.

Upstairs the first floor landing gives access to the loft and also has an airing cupboard with hot water tank. The bedroom one overlooks the front and has built in wardrobes and an en-suite shower room with enclosed cubicle, close couple w/c, pedestal wash hand basin, heated towel rail, tiled walls and flooring and a window to the side. The second bedroom which is to the front benefits from built in wardrobes, the third and fourth bedrooms overlook the rear and both benefit from built in cupboards.

The family bathroom which is fitted with a white comprising panel bath with Aqualisa shower over, close couple w/c, pedestal wash hand basin, tiles walls and flooring, a heated towel rail, extractor fan and window to the rear.



 For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com)



**Bear in mind...**  
The property offers good size, versatile accommodation throughout to include a downstairs bedroom, open plan living and family room as well as a master bedroom with an en-suite.