

Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

3
BED

Located In The Heart Of The Town
Mon Abri, Guardswell Place, Seaford, BN25 1SD



localknowledge...

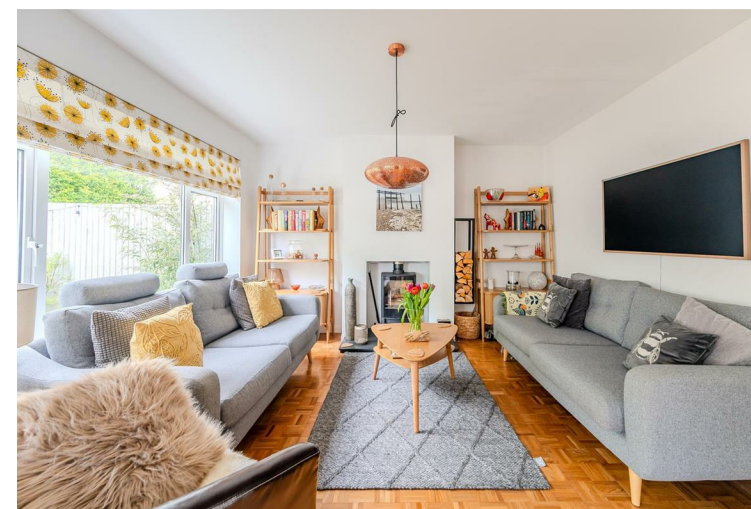
Located in the heart of Seaford town centre and within an easy level walk of Broad Street shopping thoroughfare, Morrison's super store and train station with links to Gatwick/London Victoria. Seaford beach and Esplanade is within a 10 minute walk.

moreinfo...

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inbrief...

An exceptionally well presented semi-detached house located in the heart of the town centre with ample off street parking and westerly aspect courtyard garden. The accommodation comprises three bedrooms, lounge/dining room, kitchen with appliances, study/office, utility room, bath/shower room, cloakroom/WC.

Style:	Semi-Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	95.5 SQ M/1027.6 SQ FT
Outside:	Secluded Courtyard Garden
Parking:	Ample Off Street Parking
Energy rating:	C
Council Tax Band:	D

moredetail...

Located in the heart of the town centre, at the end of a quiet no-through road, this exceptionally well presented semi detached house been much improved by the current owners to include a modern fitted kitchen with appliances, 'contemporary' style bathroom and cloakroom/WC, double glazed windows and gas central heating with modern 'combi' boiler.

As you approach the property there is a block paved hardstand with parking for three cars. A central path leads to the front entrance with secluded gravel seating area's to either side, two timber store sheds and gated side access.

The entrance hall has wood block flooring which extends to the lounge/dining room. Stairs rise to the first floor with useful fitted drawer and cupboard storage under and there is a cloakroom/WC. The lounge/dining room runs the full width of the property and in the lounge area there is a log burner which makes a nice focal point. Two large windows have a pleasant outlook onto the courtyard garden and from the dining area there is a door providing access.

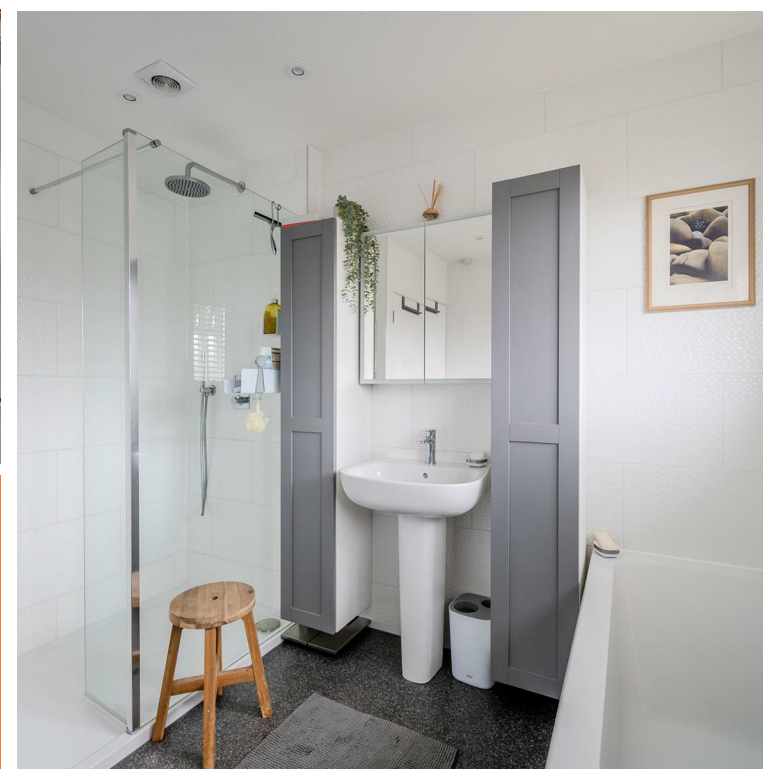
The dual aspect kitchen has a good range of high gloss units, complemented by ample working surface with inset sink, induction hob with extractor canopy, double oven, space for fridge/freezer and wall mounted 'Worcester' boiler.

Off the hall there is a very useful office/study area with connecting utility room offering good storage and appliance space for washing machine and dryer.

On the first floor landing there is loft access and there are three good size bedrooms.

The bathroom is fully tiled and has a glass shower cubicle with 'monsoon' shower head, pedestal wash basin, bath with mixer tap, hand held shower, WC and heated towel rail.

Outside the secluded courtyard garden is fence enclosed with a westerly aspect and is paved with attractive inset flower borders. There is an external power point, tap and gated side access.



To book an appointment to view this property or for further information please contact the Seaford office on 01323 898666.

