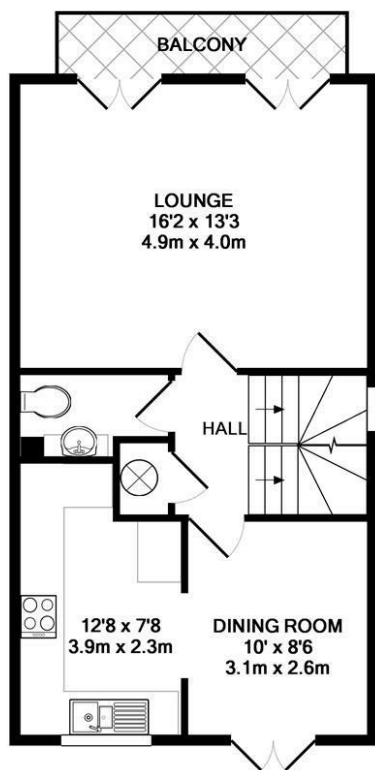
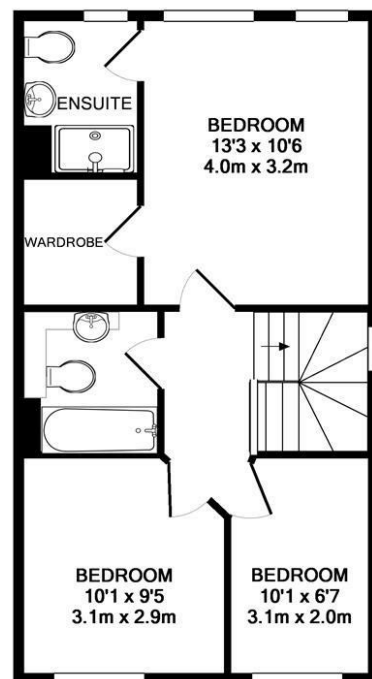


GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1273 SQ.FT. (118.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015

4
BED

A Well Presented Modern Semi Detached
9, Tide Mills Way, Seaford, BN25 2QS



localknowledge...

Situated in a quiet, private residential are in Seaford, close to the seafront, buses to Brighton and Eastbourne. Seaford is situated close to the South Downs with picturesque walks to Seaford and the Seven Sisters and along to the Cuckmere River.

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



we do more...
keeping
customers
happy

No.1 sellers

in Seaford, Newhaven
and Peacehaven

Price £460,000

Freehold

phillipmann
we do more

inbrief...

A modern semi detached family home situated in a private gated are in Seaford. The property is arranged over three floors and offers flexible accommodation throughout to include a downstairs bedroom or family room, utility room, good size living room with a private balcony, fitted kitchen and breakfast room, three bedrooms, the principle bedroom with an en-suite shower room. Outside there is a landscaped rear garden and open plan front garden with off road parking and a garage.

Style: Modern Semi Detached House
Bedrooms: 3/4 Bedrooms
Reception rooms: 2 Reception Rooms
Area: 1273 sq ft/118.2 sqM
Outside: Landscaped Gardens
Parking: Private parking and Garage
Energy rating: C
Council Tax Band: E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this immaculate semi detached family home situated in a private gated area in Seaford. The spacious entrance has a radiator, under stairs cupboard and useful utility cupboard with a stainless steel sink and drainer with cupboards below, a radiator, tiled flooring and an extractor fan.

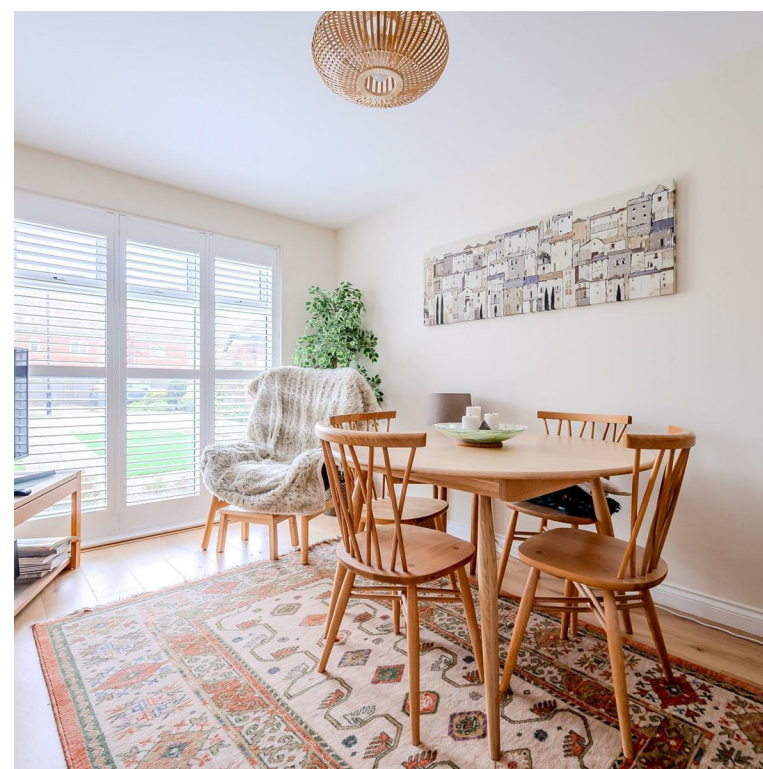
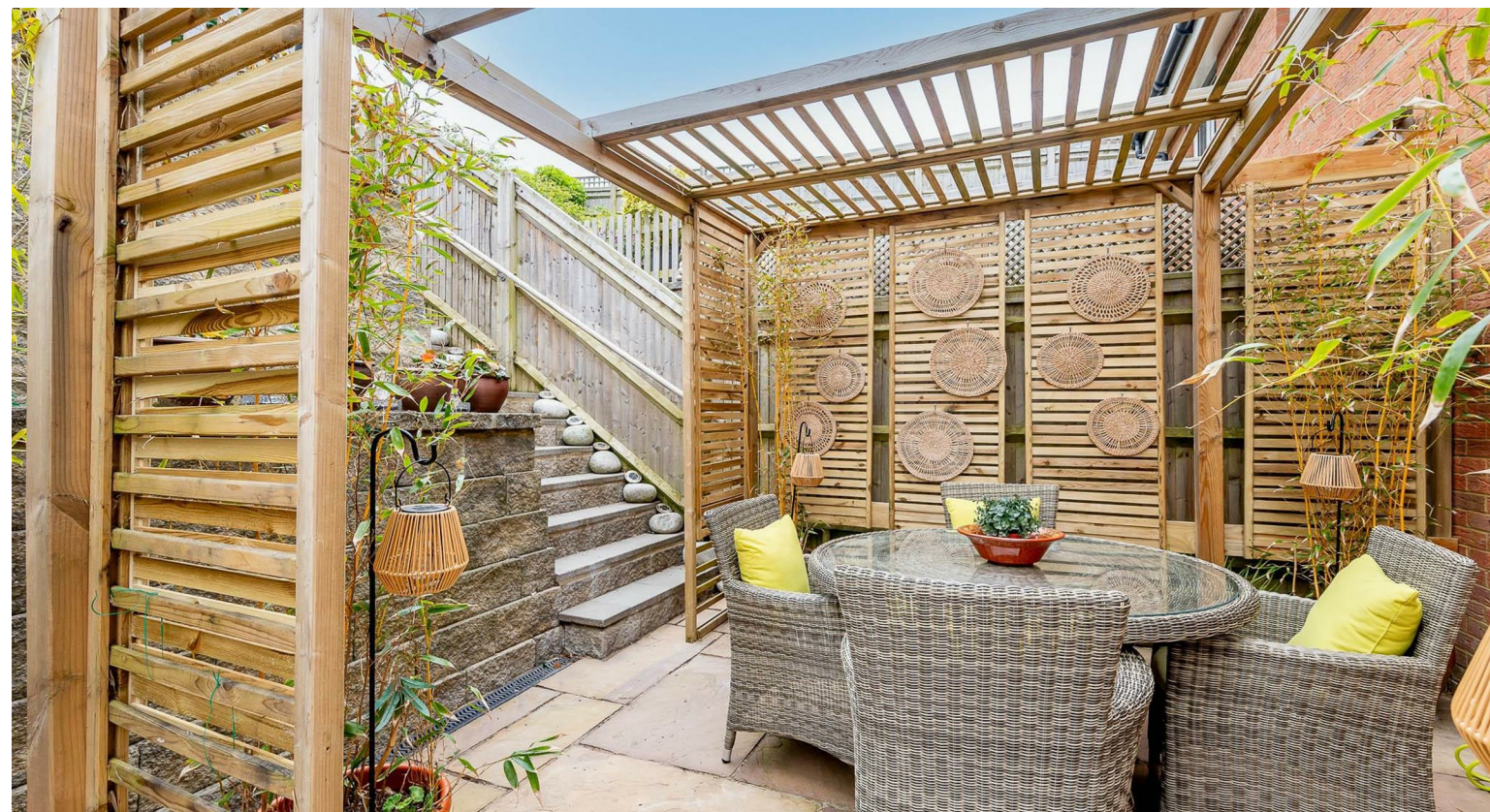
The cloakroom has been fitted with a close coupled w/c, sink and vanity unit, a radiator, tiled flooring and an extractor fan. The day room/bedroom four is a good size room with full height windows to the front.

There are stairs to the first floor landing with a window to the side and a cupboard housing a hot water tank. The living room is to the front and has a T.V point and doors onto a private enclosed balcony with views towards Newhaven harbour. The kitchen has been fitted with a range of wall and base units comprising a sink and drainer unit with cupboards below, built in electric oven and hob with a hood above, space for an upright fridge freezer, a new wall mounted boiler, tiled splashbacks and a window to the rear. The breakfast room has a radiator, tiled flooring and doors to the rear garden. the cloakroom has been fitted with a white suite comprising a close coupled w/c, wash hand basin set into a vanity unit, a radiator and extractor fan.

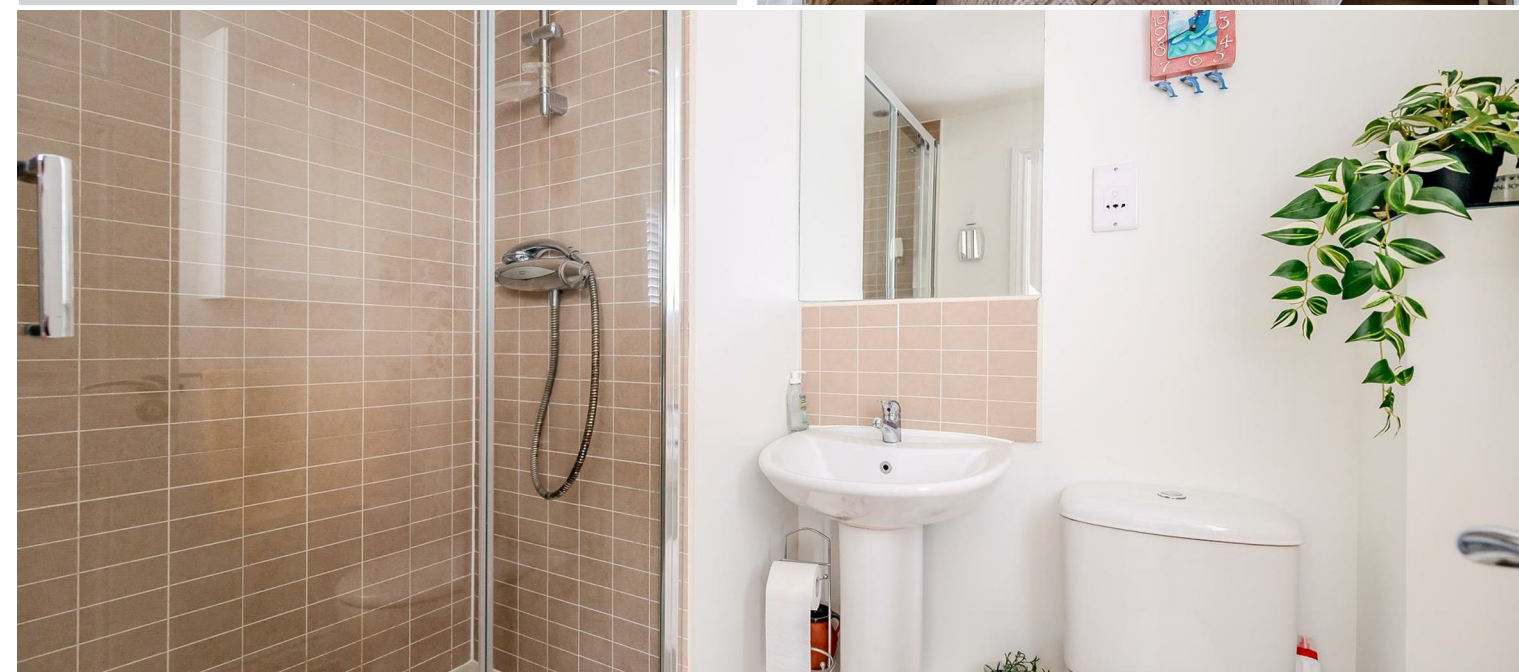
There are stairs to the second floor landing with a window to the side and access to the loft. The principle bedroom is a good size double room which overlooks the front and has views towards Newhaven Harbour and the sea. There is a walk in wardrobe with hanging rails and shelving, the en-suite shower room has been fitted with an enclosed shower cubicle with a thermostatic shower, close coupled w/c, pedestal wash hand basin, a radiator and a window to the front.

There are two further bedrooms, both bedrooms are a good size and overlook the rear.

The shower room has been fitted with white suite comprising an enclosed shower, low level w/c, sink, tiled splashbacks and a radiator.



For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666 or email seaford@phillipmann.com. All of our properties can be found at www.rightmove.co.uk



Bear in mind...

The property is situated in a private residential area in Seaford and offers flexible accommodation arranged over three floors. The property also has a landscaped garden, off road parking and a garage.