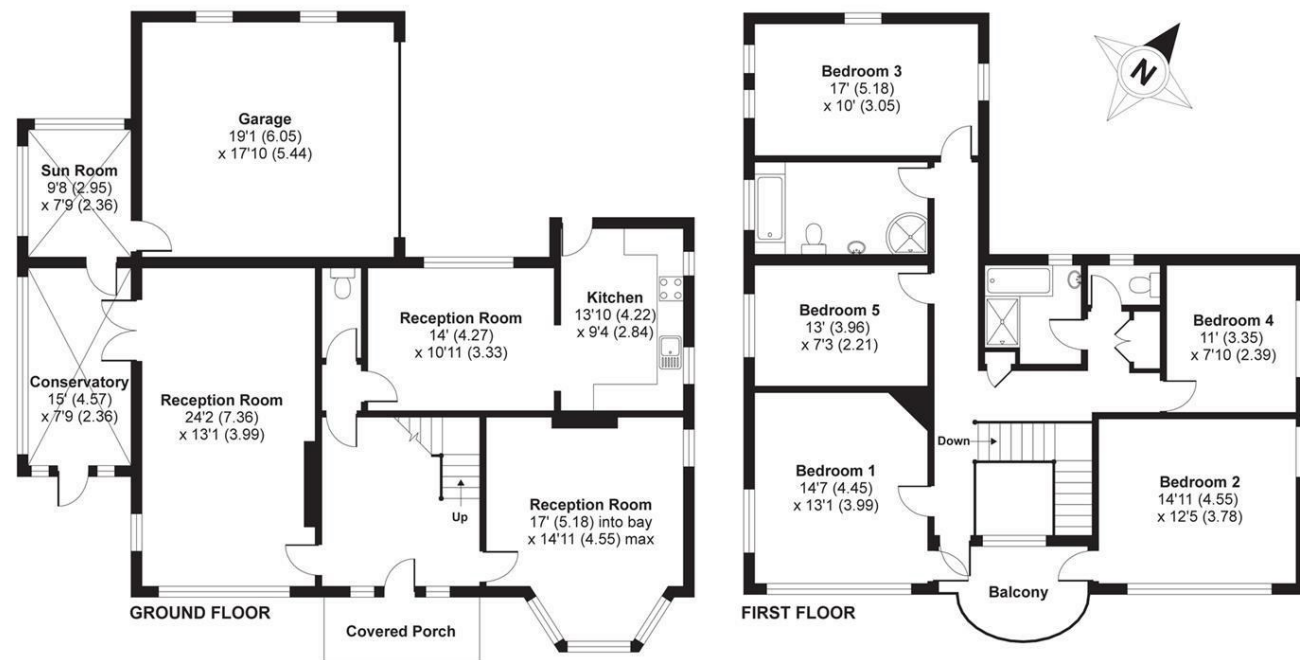


Kammond Avenue, Seaford, BN25

APPROX. GROSS INTERNAL FLOOR AREA 2869 SQ FT 266.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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5
BED

A Stunning Detached Family Home

1, Kammond Avenue, Seaford, BN25 3JL



localknowledge...

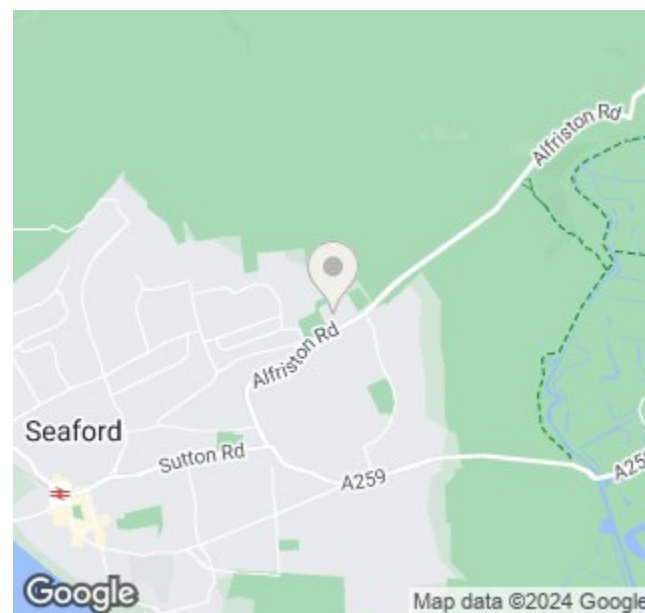
Enclosed by the 'South Downs National Park' Seaford has a long un-commercialised beach and promenade, wide range of shops, restaurants and cafes, railway station to London Victoria and bus services to Eastbourne, Brighton and surrounding villages.

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
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inbrief...

A rare opportunity to purchase this impressive detached family home situated in a quiet location close to buses, schools and countryside walks. The property which has three reception rooms, a fitted kitchen, 5 good size bedrooms, private balcony to the front, 2 full family bathrooms, double garage and wrap around gardens.

Style:	Impressive Detached Family Home
Bedrooms:	5 Bedrooms
Reception rooms:	3 Reception Rooms
Area:	2869 sq ft/ 266.5 sq m
Outside:	Wrap Around Gardens
Parking:	Double Garage and Parking
Energy rating:	D
Council Tax Band:	F

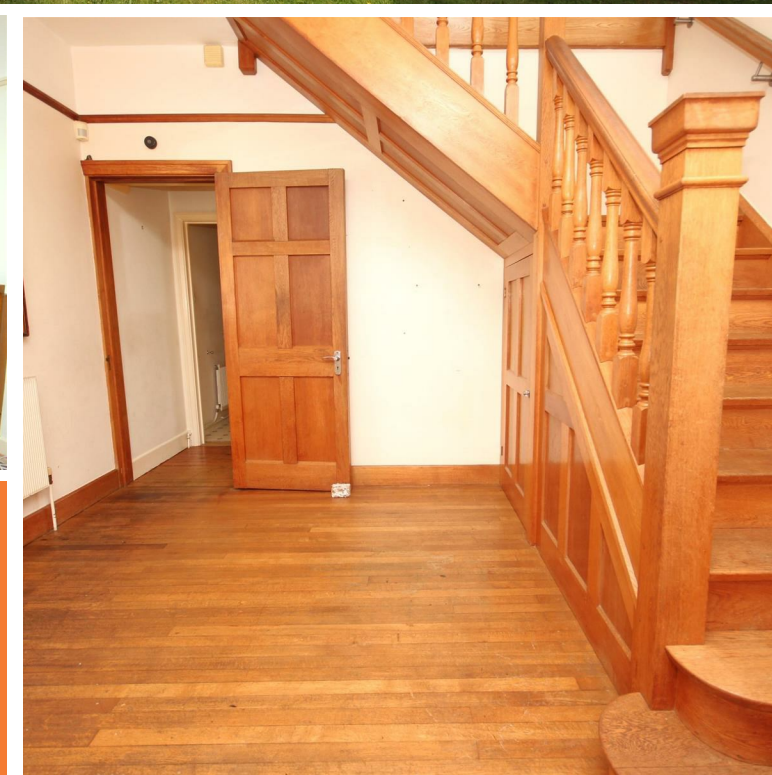
moredetail...

Phillipmann estate agents are delighted to offer for sale this impressive individual detached character home situated in a quiet close near open countryside, primary schools and buses.

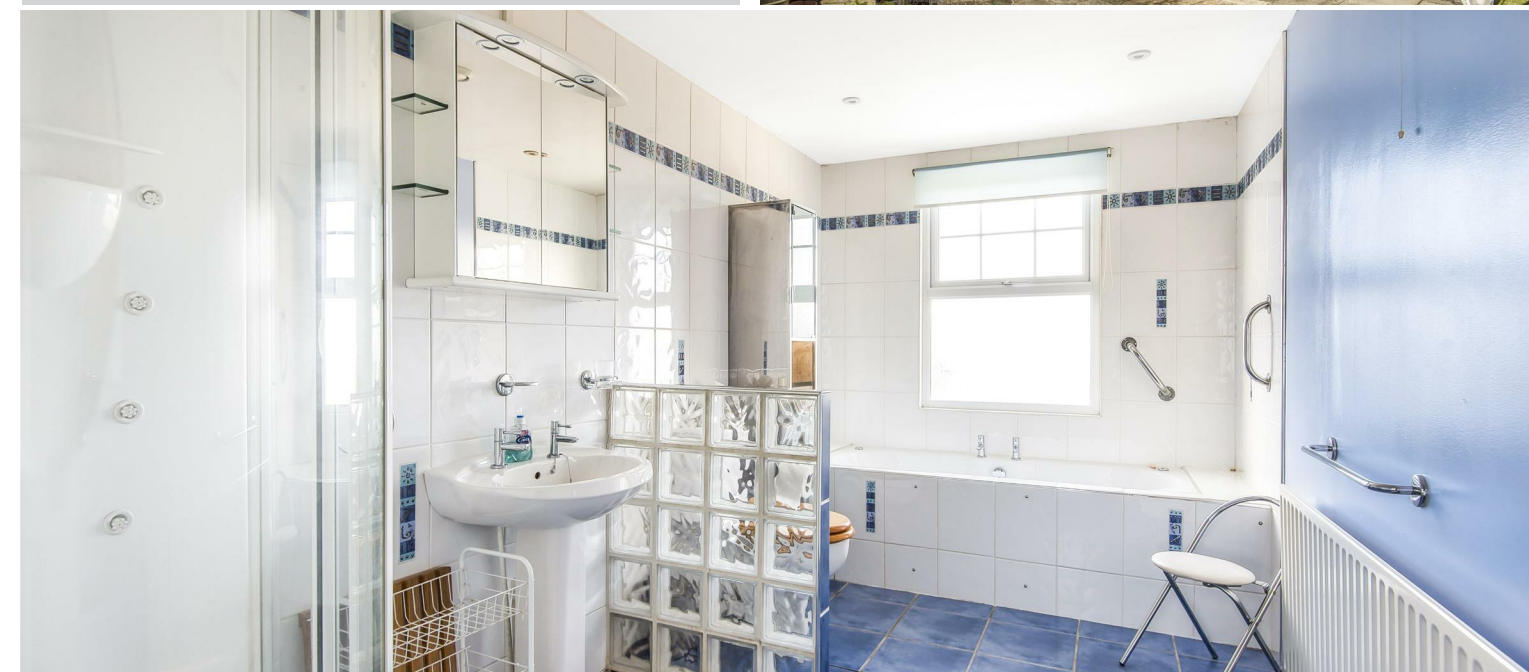
The large entrance hall features original oak flooring and an impressive staircase to the first floor. The double aspect living room features a decorative fireplace with inset gas fire, wood flooring and a door to the sun room to the side which is part brick built. The sun room is split into two rooms with access to the front garden and to the garage. The impressive dining room with decorative fireplace and oak surround has windows to the side and large bay window to the front. There is a downstairs cloakroom with close coupled w/c, wall mounted wash hand basin, radiator and window to the rear.

The kitchen has been fitted with a range of wall and base units comprising stainless steel sink and drainer with mixer taps, plumbing and space for a washing machine and dishwasher, space for an upright fridge freezer, built in double oven with four ring gas hob and filtered hood over, wall mounted boiler, windows to the side are a door to the rear. There is an adjoining breakfast room which overlooks the rear garden. Upstairs the light landing benefits from a cloaks cupboard, airing cupboard, access to the enclosed balcony and loft access with a fitted ladder.

There are 5 bedrooms, the master bedroom and bedroom two both have access to the balcony and have window to the front and side. The remaining three bedrooms are all double rooms, some with a view towards the sea. The family bathroom has been fitted with a white suite comprising jacuzzi bath, separate enclosed shower cubicle with multi jet function, low level w/c and wash hand basin. The second bathroom has been fitted with a panel bath, enclosed shower cubicle with thermostatic shower, wall mounted wash hand basin and window to the side. There is a separate cloakroom with close coupled w/c and high level window.



For further information on this property or to arrange a viewing, please contact our Seaford office on 01323 898666 or email seaford@phillipmann.com



Bear in mind...

The property is set within its own grounds and offers good size, flexible accommodation throughout, a good size garden, off road parking and a double garage.