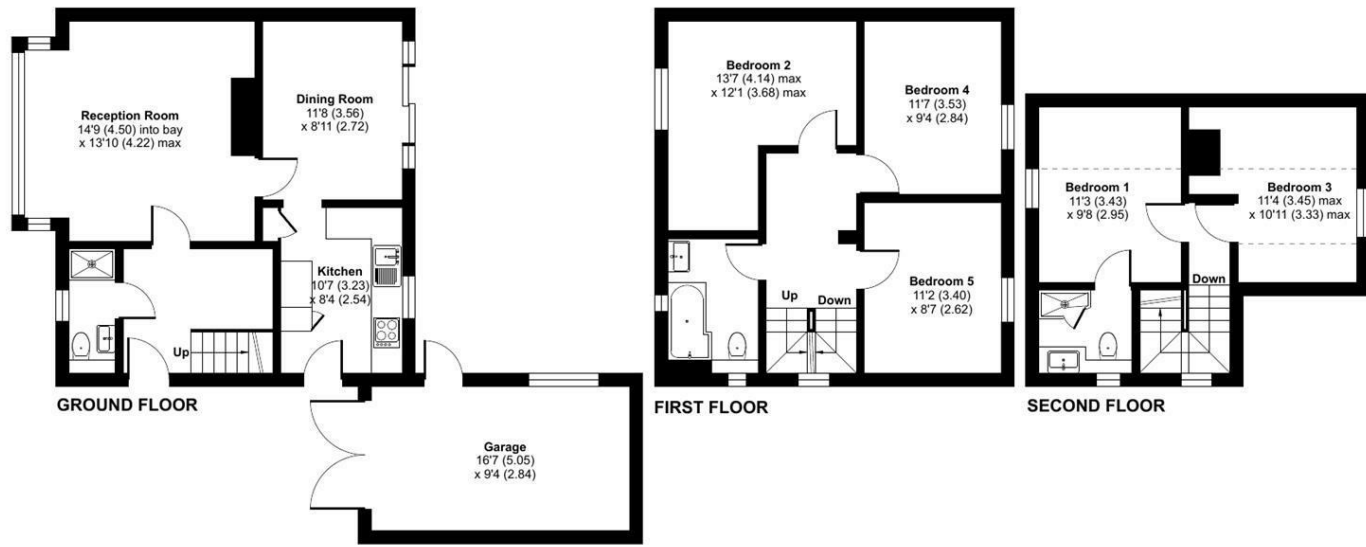




Denotes restricted head height

Albany Road, Seaford, BN25

Approximate Area = 1221 sq ft / 113.4 sq m
Limited Use Area(s) = 91 sq ft / 8.4 sq m
Garage = 156 sq ft / 14.4 sq m
Total = 1468 sq ft / 136.2 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Phillip Mann Estate Agents. REF: 1131947

5
BED

Close to Beach and Local Shops
4, Albany Road, Seaford, BN25 2QB



localknowledge...

Albany Road is conveniently located within a 'stones throw' of the beach and Esplanade. There are local shops and a regular bus service close by and the town centre along with train station having links to Gatwick/London Victoria is within a half mile.



moreinfo...

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inbrief...

This detached property has undergone considerable improvement with spacious accommodation arranged over three floors, located within a stones throw of the beach and esplanade. The accommodation comprises 5 beds, lounge, dining room, kitchen, shower/wc, family bathroom, en-suite shower room and garage with ample off street parking.

Style: Detached House
Bedrooms: 5 Bedrooms
Reception rooms: Lounge and Dining Room
Area: 1468 SQ FT/136 SQ M
Outside: South/West Front Garden
Parking: Garage and Parking
Energy rating: D
Council Tax Band: D

moredetail...

This exceptionally well presented property is conveniently located in a popular area, within a 'stones throw' of the beach and Esplanade and local shops with regular bus service on Claremont Parade. Seaford town centre and train station are within an easy level walk. The many benefits of the property include contemporary fitted bathrooms with under floor heating, double glazed windows and gas central heating.

As you approach the property there is a good size, wall enclosed south/west facing front garden and ample off street parking to the garage.

As you enter the property there is a spacious entrance hall with tiled flooring, shower room/WC and turn staircase to the first floor.

The well appointed lounge has a bay window with south/west aspect and 'Adams' style fire place with open grate which makes a nice focal point. To the rear of the property the kitchen has a good range of wall and base cupboards with ample working surface, there is an inset 'Butler' style sink, gas hob and electric oven, appliance space for washing machine and fridge/freezer. There is a wall mounted 'combi' central heating boiler, window over looking the rear garden and door to side access.

The adjoining dining room has a polished wood block floor and double doors onto the rear garden.

On the first floor the family bathroom has a contemporary suite comprising a P-shaped bath with shower and glass screen, WC, wash basin in vanity unit, heated towel rail, tiled floor and dual aspect windows.

There are three double bedrooms on this floor with the main bedroom having lovely views of the sea. On the second floor the master bedroom has superb sea views and an en-suite shower room with glass cubicle, wash basin in vanity unit with granite plinth, WC and heated towel rail. Bedroom five has access to eves storage.

The rear garden is low maintenance and wall enclosed with an easterly aspect.

Viewings come highly recommended and can be arranged via sellers sole agent Phillip Mann.



Bear in mind...
The front garden is a good size with a south/west aspect and can easily be made more secluded with a raised fence and planting.



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