

36 Surrey Road, BN25 2NN
Approximate Gross Internal Floor Area = 125.8 sq m / 1355 sq ft

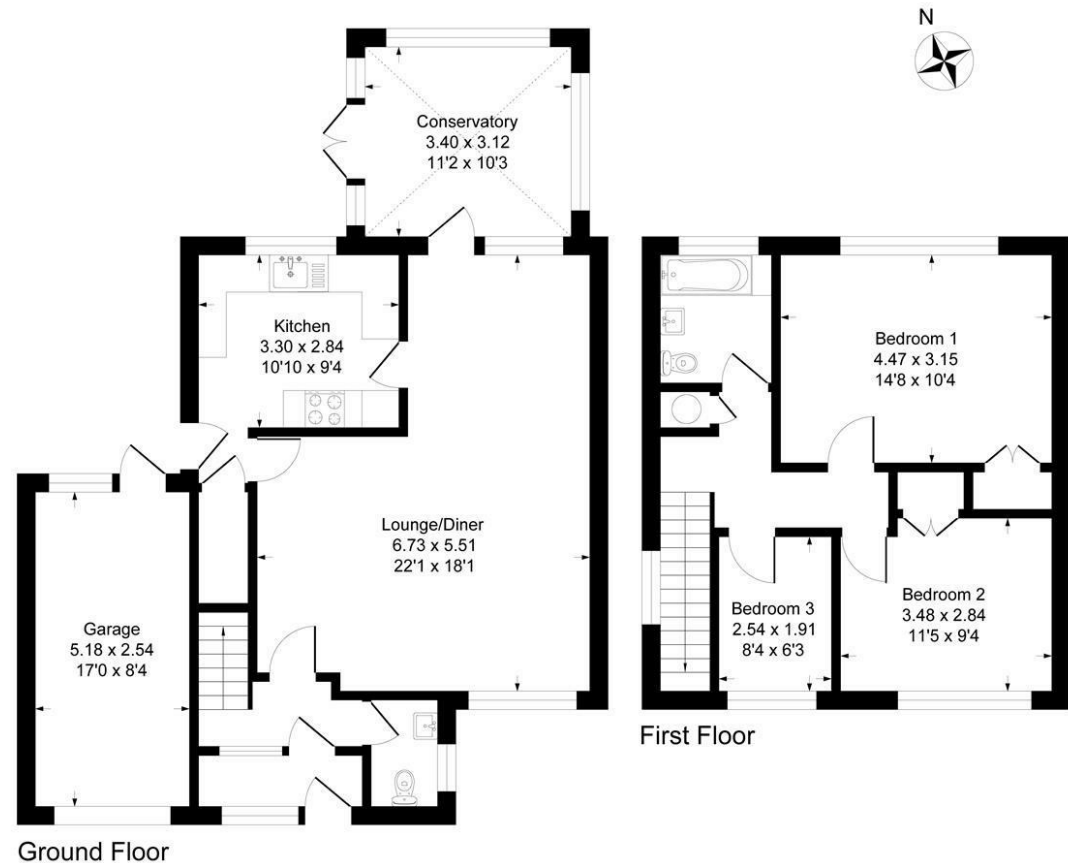


Illustration for identification purposes only, measurements are approximate, not to scale

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Detached Property Close To Shops!
36, Surrey Road, SEAFORD, BN25 2NN



localknowledge...

The property is ideally situated on the south west side of Seaford with easy access to the A259 to Brighton and Eastbourne. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

Phillip Mann Seaford Office

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inbrief...

A well presented modern detached family situated in a popular location in Seaford. The property benefits from gas central heating, double glazing, off road parking and a garage Close to local shops, buses the seafront and train station this well presented detached family home offers good size living accommodation, a cloakroom w/c and fitted family bathroom.

Style:	Detached Family Home
Bedrooms:	3 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1109 sqFT/103 sqM
Outside:	Sunny Aspect Rear Garden
Parking:	Garage and Parking
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillipmann estate agents are delighted to offer for sale this good size detached family home WITH SEA VIEWS. Situated in a popular area of Seaford close to buses, local shops and the seafront this spacious family home features a sunny aspect rear garden, off road parking and a garage.

The cloakroom is fitted with a low level w/c, wall mounted wash hand basin, radiator and window to the side.

The living room features a open fire, space for multiple seating, television point a radiator and bow to the front which has a sea view. The dining area to the rear with access to the rear garden.

A conservatory can also be found following through the lounge which includes multiple outlets, space for seating and patio doors out to the garden.

The kitchen has been fitted with a range of wall and base units comprising composite sink, tiled splash backs, fridge freezer space and also space for a washing machine.

A large under stair storage cupboard can be found next to the back door.

Upstairs the first floor landing has a window to the side and an airing cupboard.

Bedroom one benefits from built in wardrobes and overlooks the rear, this has multiple outlets, space for a super king bed and space for a chest of drawers.

The second bedroom to the front features viewings of the sea and views towards Newhaven Harbour, this also has space for a double bed, chest of drawers, includes built in storage.

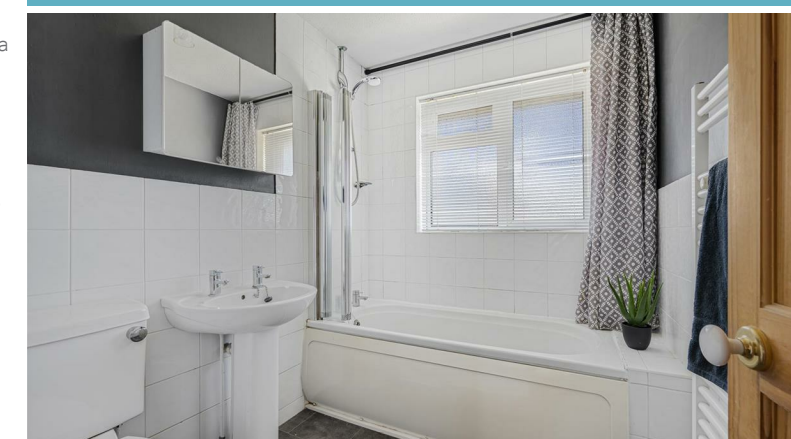
Bedroom three is to the front which is a good size single room with storage.

The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and shower over, close coupled w/c, pedestal wash hand basin, radiator, part tiled walls and a window to the rear.

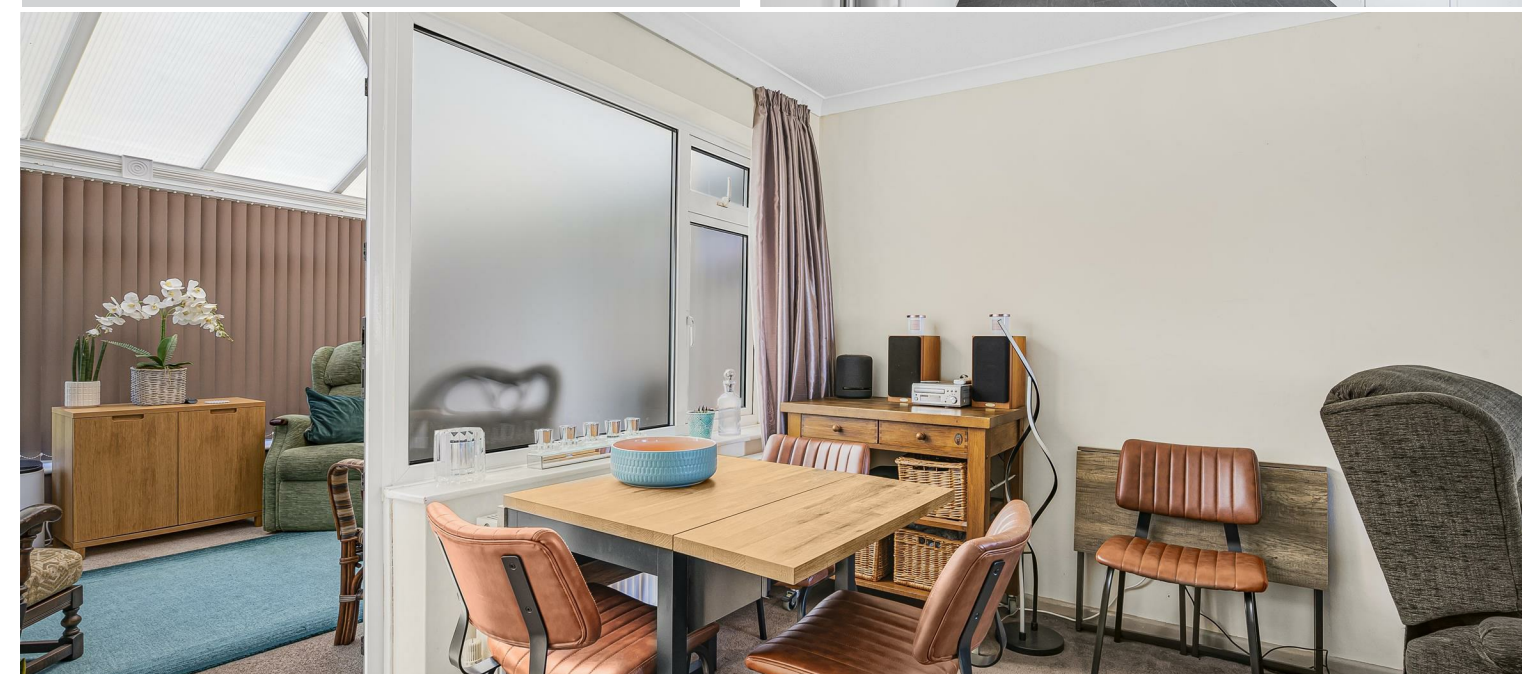
Outside the rear garden features a paved patio area, a level lawn, stocked borders with a variety of shrubs and plants and has side access. The front garden is open plan with a lawn, stocked borders, off road parking for two cars and access to the garage with an up and over door and side courtesy door

What the owner says...

"Lovely road, been here for a long time now and it is a great place to be."



For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666 and a member of the sales team will be able to assist you with your enquiry.



Bear in mind...

This detached family home is situated close to local shops, buses to Brighton and Eastbourne and a short walk from Seaford beach.