

36 Surrey Road, BN25 2NN

Approximate Gross Internal Floor Area = 125.8 sq m / 1355 sq ft

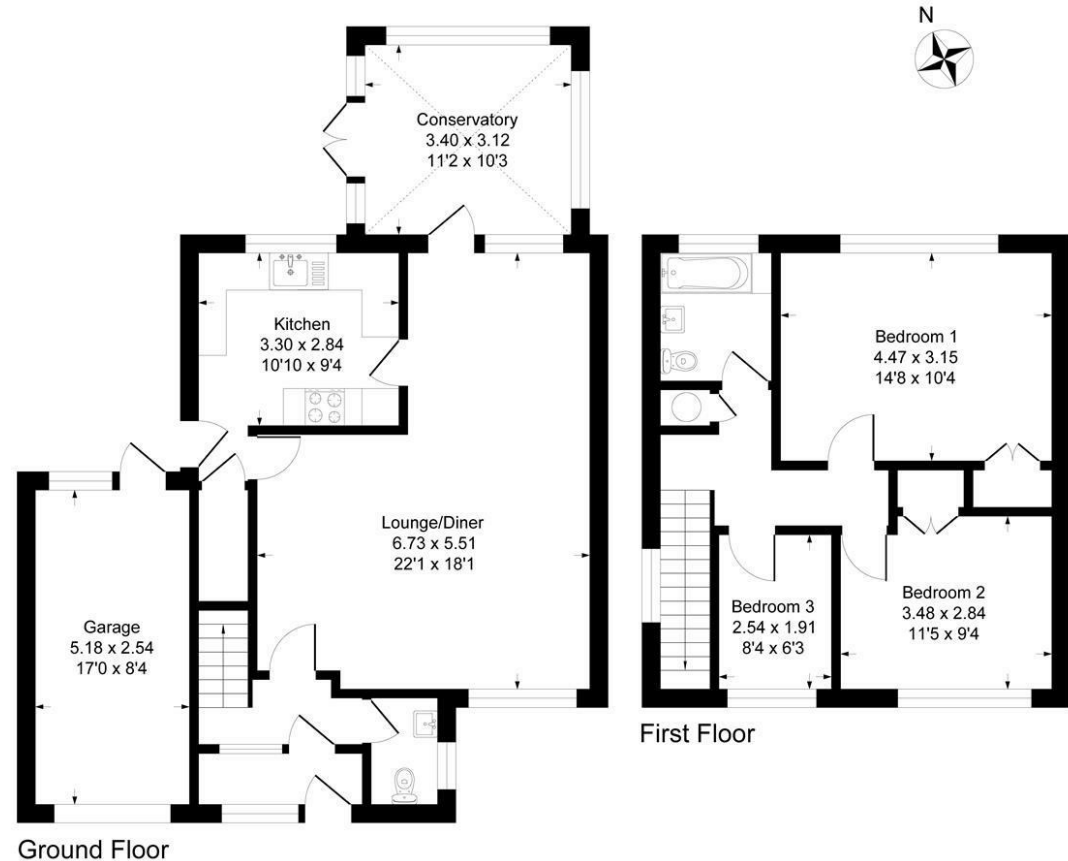


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

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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01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



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customers  
happy

## No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £410,000

Freehold

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## inbrief...

A well presented modern detached family home 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.

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

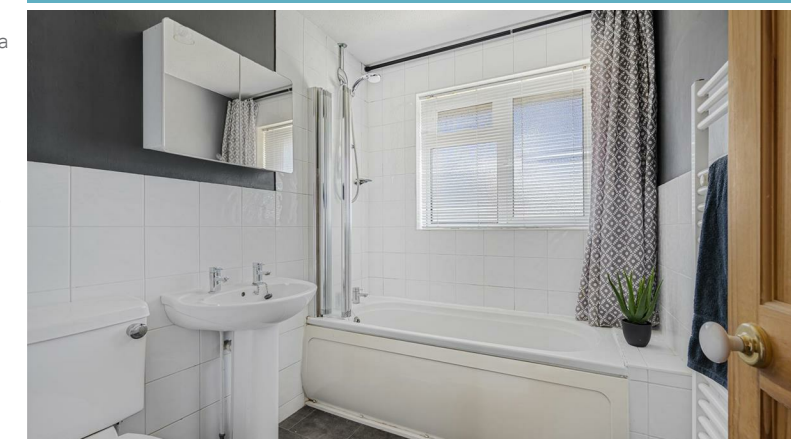
Bedroom three is to the front which is a good size single room with storage.

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.

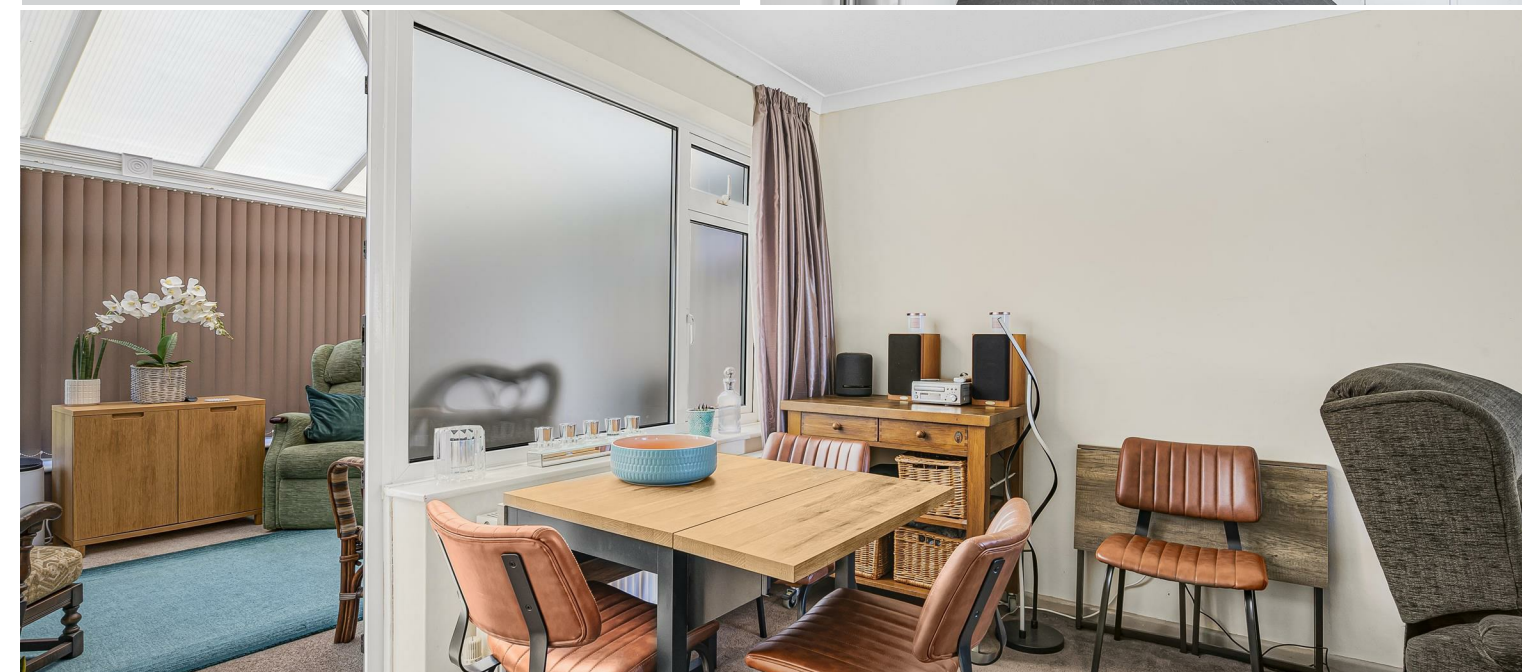
Outside the rear garden features a paved patio area, a level lawn, stocked borders with a variety of shrubs and plants and has side access. The front garden is open plan with a lawn, stocked borders, off road parking for two cars and access to the garage with an up and over door and side courtesy door

## 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.