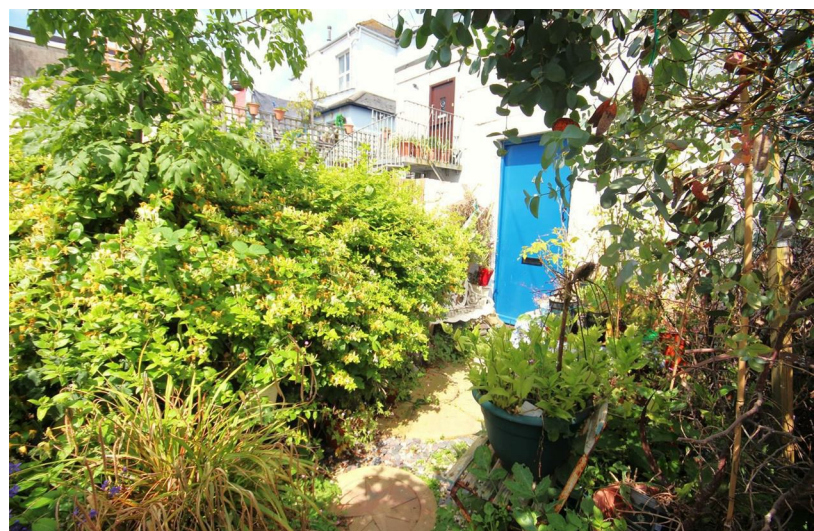


4

BED

A Town Centre Maisonette with a Patio Garden

4a, Clinton Place, Seaford, BN25 1NL



Price £300,000

Leasehold

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4a Clinton Place, Seaford, BN25 1NL

Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft

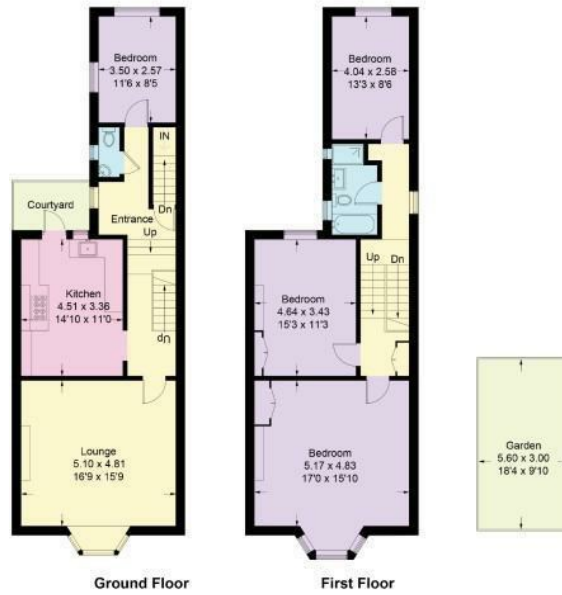


Illustration for identification purposes only, measurements are approximate, not to scale. Floorplans.sketch.com © 2016 (ID291302)

inbrief...

Phillip Mann estate agents are delighted to offer for sale this 4 bedroom maisonette which is located in the heart of Seaford. Situated close to the train station, shops, restaurants and can be truly described as deceptively spacious with the added benefit of a patio garden and sunny roof terrace.

The property is accessed by a private lane off Little Place Lane which leads you directly into the charming enclosed patio garden which has a pleasant southerly aspect. A reception area and stairs lead to the first floor entrance hall which has utility space for washing machine and tumble dryer, wall mounted 'Worcester' central heating boiler and stairs rise to the second floor. There is a very handy cloakroom/WC next to bedroom four which is a good size single with distant views towards Seaford Head.

A particular feature of the property is the lounge which has a feature cast iron/tiled fireplace which makes a lovely focal point. There is exposed wooden flooring, decorative coving and ceiling rose whilst a bay window provides a lot of natural light. Adjacent to the lounge there is a very spacious kitchen/breakfast room which has a good range of fitted cupboards, wood work surface with 'Butler' style sink, complemented by tiled splash backs and floor. There is all the usual appliance space and a gas/electric range cooker. From the kitchen a door leads out onto a pleasant enclosed roof terrace with southerly aspect.

On the second floor landing there are numerous fitted storage cupboards and loft access along with the bathroom which has a modern white suite with bath, WC, wash basin and double shower cubicle complemented by part tiled with tongue and groove panelled walls.

There are three further bedrooms on this level with a good size single and double bedroom to the rear with views of Seaford Head and the impressive master bedroom with bay window to the front of the property.

Lease: 104 years remaining
 Service Charge: £400 per annum
 Ground Rent: £100 per annum



Council Tax Band: A

Energy Rating: E

moreinfo...



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