

3
BED

A Modern Detached Family Home

127, Clementine Avenue, Seaford, BN25 2XG



Offers In Excess Of £325,000

Freehold

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inbrief...

Phillip Mann estate agents are delighted to offer for sale this modern 3 bedroom detached family house. Situated in a popular residential area of Seaford, close to shops, countryside walks and within easy reach of buses. The property benefits from gas central heating, double glazing, off road parking and a garage.

The entrance has an enclosed entrance porch which leads to the hallway with a radiator. The cloakroom has been fitted with a low level w/c, wash hand basin set into a vanity unit, a radiator and a window to the front. The living room is to the rear and has two radiators, a T.V point, a useful under stairs cupboard and a window and patio doors onto the sunny rear garden.

The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps and cupboards below, a cooker recess, space for a fridge and freezer, plumbing and space for a washing machine, tiled splashbacks and a window to the front.

There are stairs to the first floor with an airing cupboard housing the modern boiler (2023). There are three bedrooms; the main bedroom has a radiator, a storage cupboard and two windows overlooking the front. The second bedroom has a radiator and overlooks the rear, bedroom three also overlooks the rear.

The shower room has been fitted with an enclosed shower and Aqualisa shower, close coupled w/c, pedestal wash hand basin, tiled walls, a radiator and a window to the side.

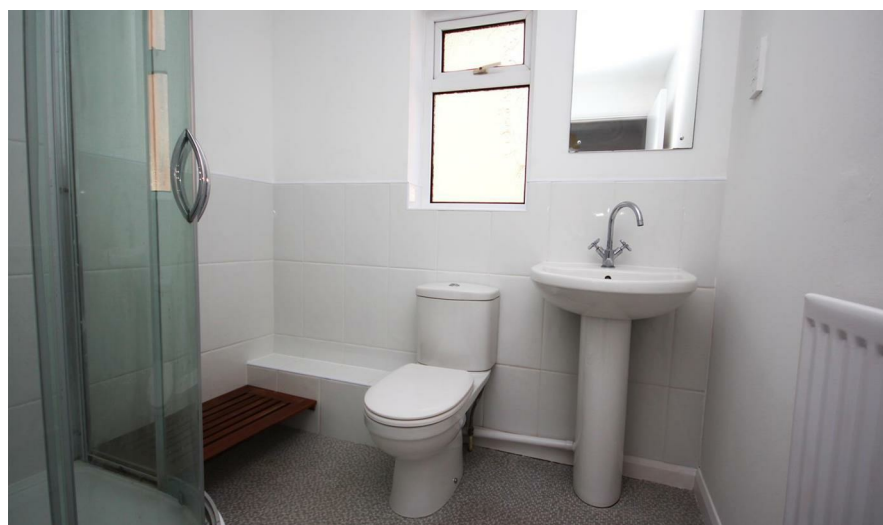
Outside there is a patio seating area with steps to a lawn with stocked borders and a further seating area, the rear garden is enclosed with timber fencing.

The front garden is open plan with off road parking and access to the garage with power and lighting and a utility area with plumbing and space for a washing machine and tumble dryer.

To be sold with NO ONGOING CHAIN!

Measurements:

Living Room: 16'8 x 14'8
 Kitchen: 9'9 x 8'
 Bedroom One: 14'8 x 9'4
 Bedroom Two: 10' x 7'10
 Bedroom Three: 8'6 x 6'



Council Tax Band: D

Energy Rating: C

moreinfo...

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