

## 2 Eleanor Close, BN25 2XD

Approximate Gross Internal Floor Area = 113.5 sq m / 1222 sq ft

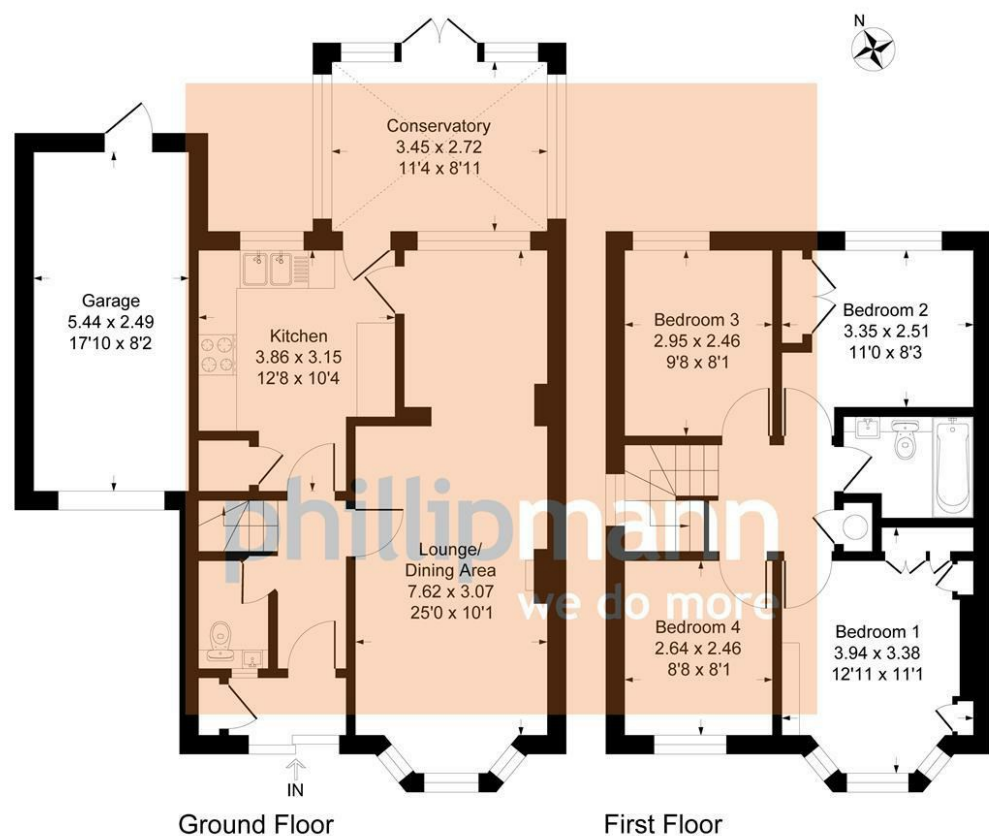


Illustration for identification purposes only, measurements are approximate, not to scale

# 4

BED

## Secluded Location

### 2, Eleanor Close, Seaford, BN25 2XD



## localknowledge...

Eleanor Close is located in the popular 'Valley Dip' area and is within close proximity of picturesque country walks, a good local bus service and CO-OP convenience store on Princess Drive. Bishopstone train station and Seaford beach are within a quarter of a mile from the property, whilst the town centre is a mile away.

## moreinfo...

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## Price £495,000

Freehold

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# inbrief...

This 4 bedroom detached family house is located in a secluded position at the top of a slip road off Eleanor Close. Standing in good size mature gardens and with off street parking to a single garage. The accommodation in brief comprises entrance porch, entrance hall, cloakroom/WC, through lounge/dining room, kitchen with built in appliances, conservatory and family bathroom/WC.

<b>Style:</b>	Detached Family House
<b>Bedrooms:</b>	4 Bedrooms
<b>Reception rooms:</b>	Lounge/Dining Room
<b>Area:</b>	113.5 SQ M/1222 SQ FT
<b>Outside:</b>	Mature God Size Garden
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

# moredetail...

This well presented detached property is offered with vacant possession and has a secluded position at the top of a slip road off Eleanor Close. Standing in mature gardens and further benefitting from double glazed windows, gas central heating and Upvc fascias and soffits for a maintenance free exterior. As you approach the property there is off street parking for 2 cars to a single garage with pitched roof storage and rear door to garden.

There is a useful entrance porch and inner door to the hall which has stairs rising to the first floor and a cloakroom/WC with modern suite.

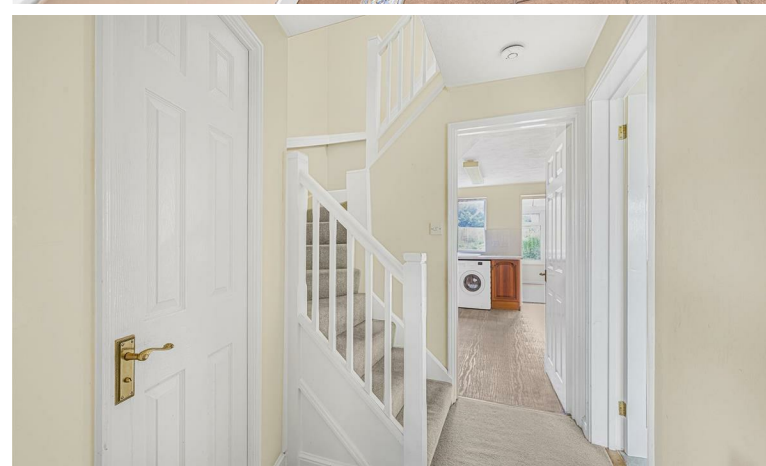
In the good size through lounge/dining room the lounge area has a bay window with open aspect and 'Adams' style fireplace which makes a nice focal point. The dining area has a view of the rear garden and connecting door to the kitchen which has a good range of wall and base cupboards with ample working surface. There is an inset enamel sink unit, gas hob with extractor hood, electric double oven, integrated fridge/freezer and space for washing machine and dish washer. There is a recessed larder cupboard and door to the connecting conservatory.

The conservatory has double doors out to the rear garden, pitched roof and tiled floor. On the first floor landing there is loft access with ladder and airing cupboard.

The main bedroom has a good range of fitted wardrobes with matching bedroom furniture and bay window with distant views. Bedrooms two and three both have a pleasant outlook over the rear garden with bedroom four/office having distant views to the front.

The family bathroom has a modern suite comprising bath with mains shower, wash basin in vanity unit, WC, heated towel rails and tiled walls.

A particular feature of the property is the attractive rear garden which has a small patio area with tap and gated side access. There are mature well stocked flower borders providing seclusion and large timber shed.



For an appointment to view this property or for further information please contact the Seaford office on 01323 898666.

