

8 Tide Mills Way, BN25 2QS
 Approximate Gross Internal Floor Area = 117.20 sq m / 1262 sq ft
 Garage Area = 13.75 sq m / 148 sq ft
 Total Area = 130.95 sq m / 1410 sq ft



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

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BED

A Modern Townhouse Over Three Floors
 8, Tide Mills Way, Seaford, BN25 2QS



localknowledge...

Situated in a quiet, private residential are in Seaford, close to the seafront, buses to Brighton and Eastbourne. Seaford is situated close to the South Downs with picturesque walks to Seaford and the Seven Sisters and along to the Cuckmere River.

moreinfo...

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inbrief...

A modern semi detached family home situated in a private gated are in Seaford. The property is arranged over three floors and offers flexible accommodation throughout to include a downstairs bedroom or family room, utility room, good size living room with a private balcony, fitted kitchen and breakfast room, three bedrooms, the principle bedroom with an en-suite shower room. Outside there is a landscaped rear garden and open plan front garden with off road parking and a garage.

Style: Modern Semi Detached House
Bedrooms: 3/4 Bedrooms
Reception rooms: 2 Reception Rooms
Area: 1262 sq ft/117.20 sqM
Outside: Landscaped Gardens
Parking: Private parking and Garage
Energy rating: C
Council Tax Band: E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this well presented, modern semi detached family home. Situated within a private gated area of Seaford, close to the beach, buses to Brighton and Eastbourne and within reach of the town and station.

The entrance hall is spacious and has a radiator and understairs cupboard. There is a downstairs bedroom or family room with a full height window to the front. The cloakroom has been fitted with a close coupled w/c, wash hand basin set into a vanity unit and tiled walls. The utility room has been fitted with an inset sink with cupboards below, plumbing and space for a washing machine, tumble dryer and a radiator.

There are stairs to the first floor landing with a window to the side. The living room is to the front and benefits from two radiators, a T.V point and access to a private enclosed balcony. The cloakroom has been fitted with a close coupled w/c, wash hand basin, part tiled walls and an extractor fan.


The open plan kitchen breakfast room has been fitted with a good range of wall and base units comprising a sink and drainer with mixer taps and cupboards below, a cooker and gas hob with hood above, integrated fridge freezer, part tiled walls and flooring, doors and a window to the rear garden. There are stairs to the second floor with a window to the side.

The main bedroom is a good size double room with a radiator, a walk in wardrobe and a window to the front with views towards the sea. The en-suite shower room has been fitted with an enclosed shower with thermostatic shower, close coupled w/c, pedestal wash hand basin, tiled floor and a window to the front. The second and third bedrooms are good size rooms overlooking the rear.

The family bathroom has been fitted with a panel bath with mixer taps and shower attachment, a low level w/c, wall mounted wash hand basin, tiled walls and flooring and an extractor fan.

Outside there a landscaped rear garden open plan front garden, parking and a garage.



 For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email seaford@phillipmann.com



Bear in mind...
The property is arranged over three floors offering good size accommodation throughout, a private enclosed balcony and low maintenance gardens and a short walk to the beach!