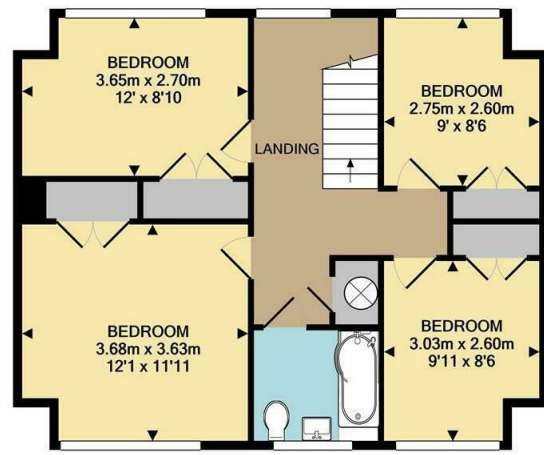
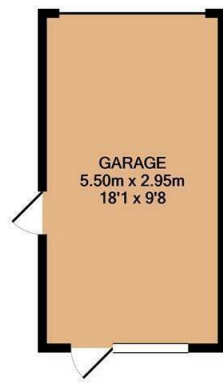


GROUND FLOOR  
APPROX. FLOOR  
AREA 93.6 SQ.M.  
(1008 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 59.5 SQ.M.  
(641 SQ.FT.)

TOTAL APPROX. FLOOR AREA 153.2 SQ.M. (1649 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2021

5  
BED

Spacious and Versatile Accommodation

92, Lexden Road, Seaford, BN25 3BB



## localknowledge...

Lexden Road is conveniently located close to a good primary school, local shops, bus service and recreation area's. Seaford town is within a mile and a half of the property and offers a wide range of shops, tea rooms, pubs and restaurants. There is an uncommercialised beach front and train station with links to Gatwick/London Victoria.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

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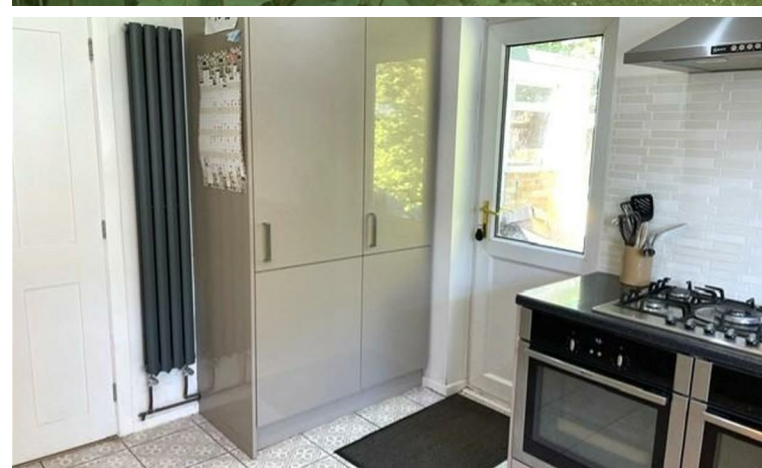
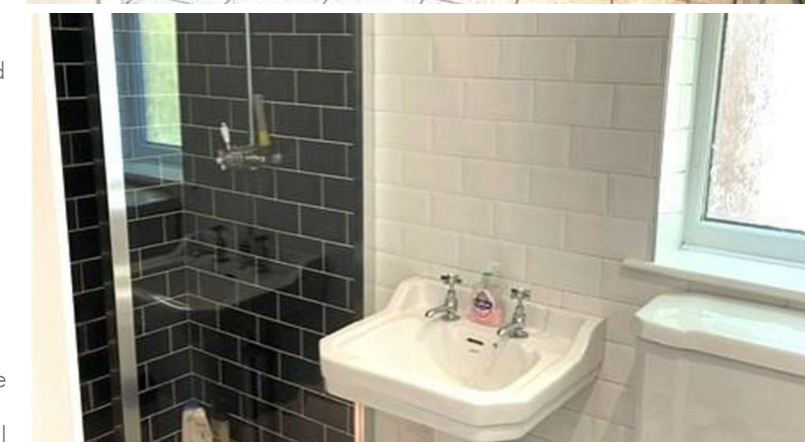
# inbrief...

This detached family house is conveniently located close to local shops, school and recreations area's and has spacious accommodation comprising 5 bedrooms, lounge, family room, kitchen with appliances, shower/WC, family bathroom/WC, detached garage and ample off street parking, good size secluded rear garden.

<b>Style:</b>	Detached Family House
<b>Bedrooms:</b>	5 Bedrooms
<b>Reception rooms:</b>	2 Reception Room
<b>Area:</b>	153.2 SQ M/1649 SQ FT
<b>Outside:</b>	Secluded Rear Garden
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	E

# moredetail...

This well presented detached family house offers spacious and versatile accommodation and is conveniently located close to a good primary school, local shops, bus service and recreations area's. The property benefits from a kitchen with integrated appliances, modern bathroom and shower room, double glazed windows and gas central heating. As you approach the property there is ample off street parking to a detached garage with electric charging point. The entrance hall has a useful store cupboard and modern shower room with glass cubicle, 'monsoon' shower, WC, pedestal wash basin and tiled walls. The lounge has double doors with a pleasant outlook onto the rear garden and built in cupboards. There is a separate family room and ground floor bedroom/3rd reception room next to the shower room (ideal for teenager or elderly relative). The kitchen is well fitted with a range of high gloss cupboards and ample working surface with inset sink, gas hob with extractor hood, twin electric ovens, integrated fridge/freezer, dish washer and space for washing machine. There is a window with outlook over the rear garden and door to side access. On the first floor landing there is a large picture window, airing cupboard and loft access. The family bathroom has a contemporary suite and comprises bath with glass screen and electric shower, wash basin, WC and heated towel rail. There are four good sized bedrooms all with recessed double wardrobe cupboards. The rear garden is a particular feature of the property and is a good bordered by well established trees and bushes which provide seclusion. There are two patio area's, a level lawn and gated side access.



To book a viewing on this property or for further information please contact the Seaford office on 01323 898666.

