

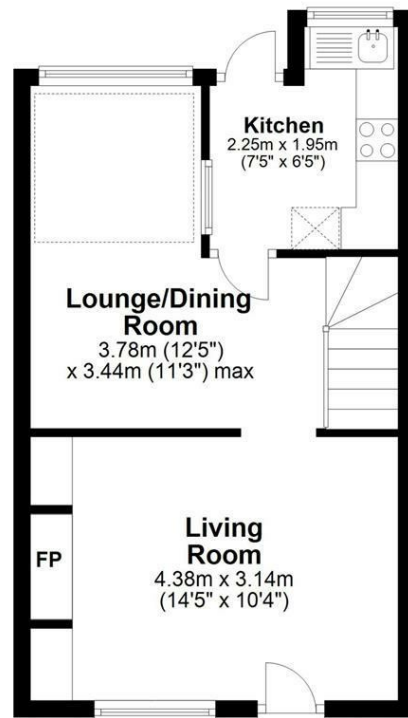
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# A Rarely Available Town Centre Cottage

7, Church Street, Seaford, BN25 1HD

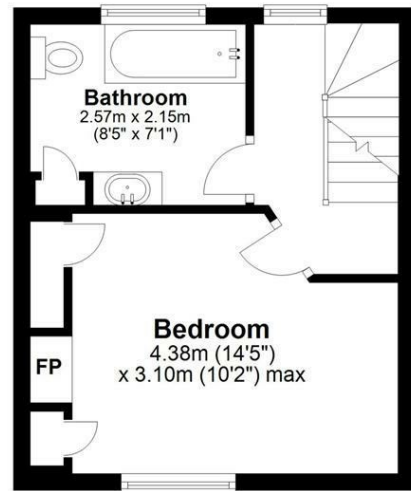
### Ground Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



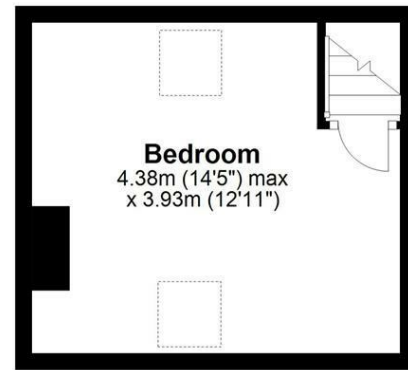
### First Floor

Approx. 23.5 sq. metres (252.4 sq. feet)



### Second Floor

Approx. 17.2 sq. metres (185.6 sq. feet)



Total area: approx. 73.6 sq. metres (791.9 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

## localknowledge...

Church Street is located in the heart of Seaford town and is within an easy level walk to local shops and bus services into Brighton and Eastbourne. Seaford is a historic and popular coastal town with a wide range of shops, school, amenities, railway station and uncommercial seafront.

## moreinfo...

Phillip Mann Seaford Office

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# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £365,000

Freehold

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# inbrief...

A rare opportunity to acquire a charming town centre cottage within a short walk to all local amenities and features a well maintained rear garden. The accommodation in brief comprises, two double bedrooms, lounge, dining room, kitchen and bathroom. Benefits include gas fired central heating, upvc double glazing and low maintenance exterior. VIEWINGS RECOMMENDED

<b>Style:</b>	Terraced Cottage
<b>Bedrooms:</b>	2 Double Bedrooms
<b>Reception rooms:</b>	Lounge and Dining Room
<b>Area:</b>	74sqm / 792sqft
<b>Outside:</b>	Rear Garden
<b>Parking:</b>	Town Centre
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	B

# moredetail...

Phillipmann estate agents are delighted to offer for sale this 2 bedroom terraced cottage in the heart of Seaford town. Rarely available and within walking distance to all amenities, property benefits include double glazed windows, gas central heating, character features and enclosed rear garden.

The upvc front door opens into lounge. Features include; TV point, space for ample furniture, recessed shelving, ceiling beams, window to front and electric feature fire with beautiful brick surround fire place. The dining room is a great additional space and features; tiled flooring, dining and 'casual seating' area with skylight and window to rear, ceiling beams, under stair storage and door to stairs.

The kitchen is fitted with an range of wall and base units complemented by a working surface. Features include; cooker with overhead extractor, inset sink drainer with window to rear, tiled floor and splash back, space for all white goods and door to rear garden.

On the first floor, the landing has picture window to rear. Bedroom one is a good sized double room with inset storage, original cast iron fireplace, space for all furniture and window to front. The bathroom features; bath with twin taps and wall mounted electric shower, inset sink with below storage, w/c, tiled walls, airing cupboard, wall mounted combination boiler and frosted window to rear.

On the second floor, bedroom two is a great size and features; window to front and velux window to rear, hatch to loft space and ample space for free standing furniture. A particular selling point of the property is the well maintained rear garden - features include; decked seating area, paved path and patio, mature stocked borders, external storage shed with further patio area and well manicured lawn.

VIEWINGS ADVISED



For further details on this property or if you would like to arrange a viewing please call Nick Hayward, Branch Manager of the Seaford office on 01323 898666

