

3  
BED

3 Double Bedrooms and Double Garage  
10, May Avenue, Seaford, BN25 4NZ

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Approximate Gross Internal Floor Area = 139.1 sq m / 1498 sq ft  
Garage Area = 25.8 sq m / 279 sq ft  
Outbuilding Area = 8.1 sq m / 87 sq ft  
Total Area = 173.0 sq m / 1864 sq ft

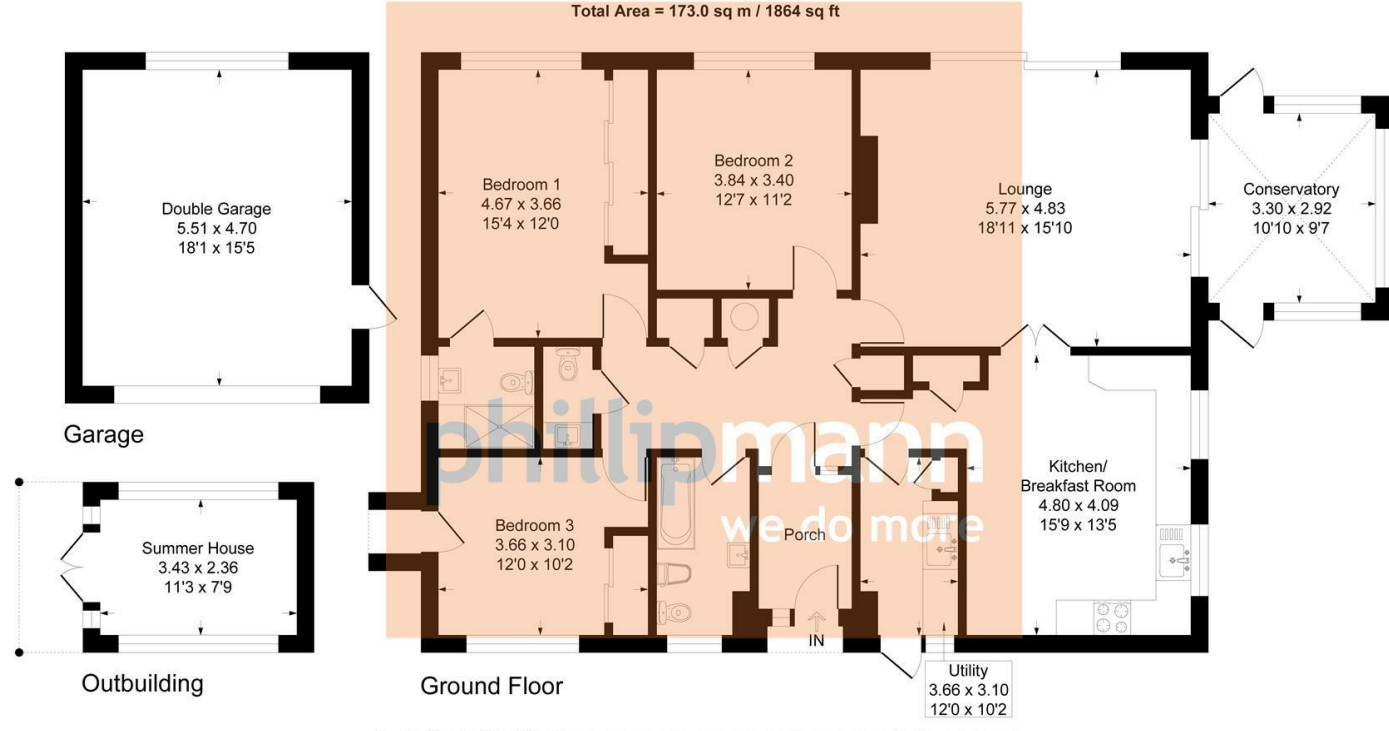
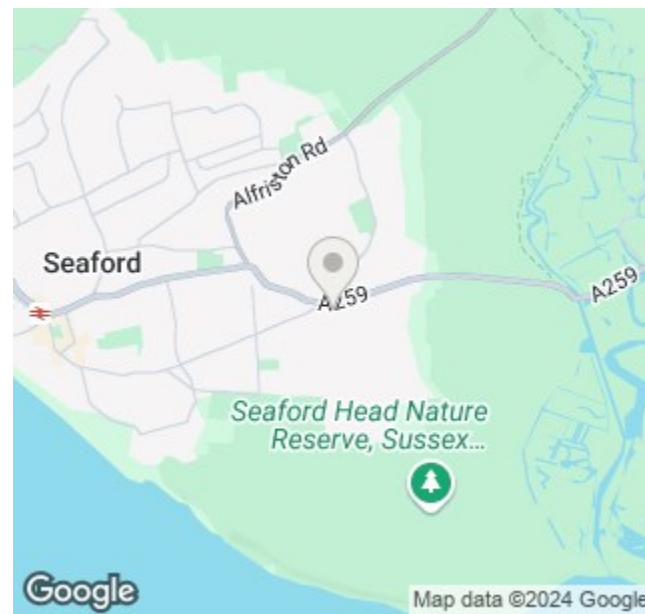


Illustration for identification purposes only, measurements are approximate, not to scale



## localknowledge...

May Avenue is situated in the sought after south/east corner of town and is a pleasant cul-de-sac off Kingston Way. Seaford town is within a mile of the property which offers a wide range of shops, restaurants and pubs, along with Seaford beach and train station which has links to Gatwick/London Victoria.



## moreinfo...

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# inbrief...

This substantial detached bungalow is located in a pleasant cul-de-sac in the popular south/east corner of Seaford and stands on a good size secluded plot. The spacious accommodation comprises 3 double bedrooms, lounge, conservatory, kitchen/dining room, bathroom/WC, cloakroom/WC and en-suite shower/WC. There is also the benefit of a detached double garage with off street parking.

<b>Style:</b>	Detached Bungalow
<b>Bedrooms:</b>	3 Double Bedrooms
<b>Reception rooms:</b>	Lounge/Conservatory
<b>Area:</b>	173 SQ M/1864 SQ FT
<b>Outside:</b>	Secluded Garden
<b>Parking:</b>	Double Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	E

# moredetail...

This substantial detached bungalow stands on a good size secluded plot with wrap around gardens and is located in the sought after south/east corner of Seaford at the top of a pleasant cul-de-sac.

The property is offered with vacant possession and benefits from gas central heating with modern 'Worcester' boiler, double glazed windows and Upvc fascia's and soffits for a maintenance free exterior.

As you approach the property there is a block paved driveway to a double detached garage with electric door and pitched roof storage.

There is an entrance vestibule with inner door to a spacious entrance hall which has loft access with drop down ladder and cloakroom/WC along with the family bathroom/WC.

The dual aspect lounge has a pleasant outlook over the garden and there is an adjoining conservatory, both rooms have access out to the garden.

The spacious kitchen/dining room has a good range of wall and base cupboards with ample working surface. There is an inset sink, gas hob with electric oven, and further appliance space for a double fridge/freezer, dish washer and there is a recessed larder cupboard.

The separate utility room provides useful additional space for appliances and has a door to the side access.

There are three double bedrooms and the master bedroom has the advantage of fitted wardrobes, an en-suite shower room and outlook over the rear garden. Bedroom two also has a view over the garden, whilst bedroom three has a fitted wardrobe and door to the side access.

A particular feature of the property is the well established and secluded wrap around garden which has a south/west aspect. There is a rear patio, side courtyard with vegetable patch and timber shed.



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

