

Hindover Road, Seaford, BN25

Approximate Area = 1261 sq ft / 117.1 sq m

Outbuilding = 24 sq ft / 2.2 sq m

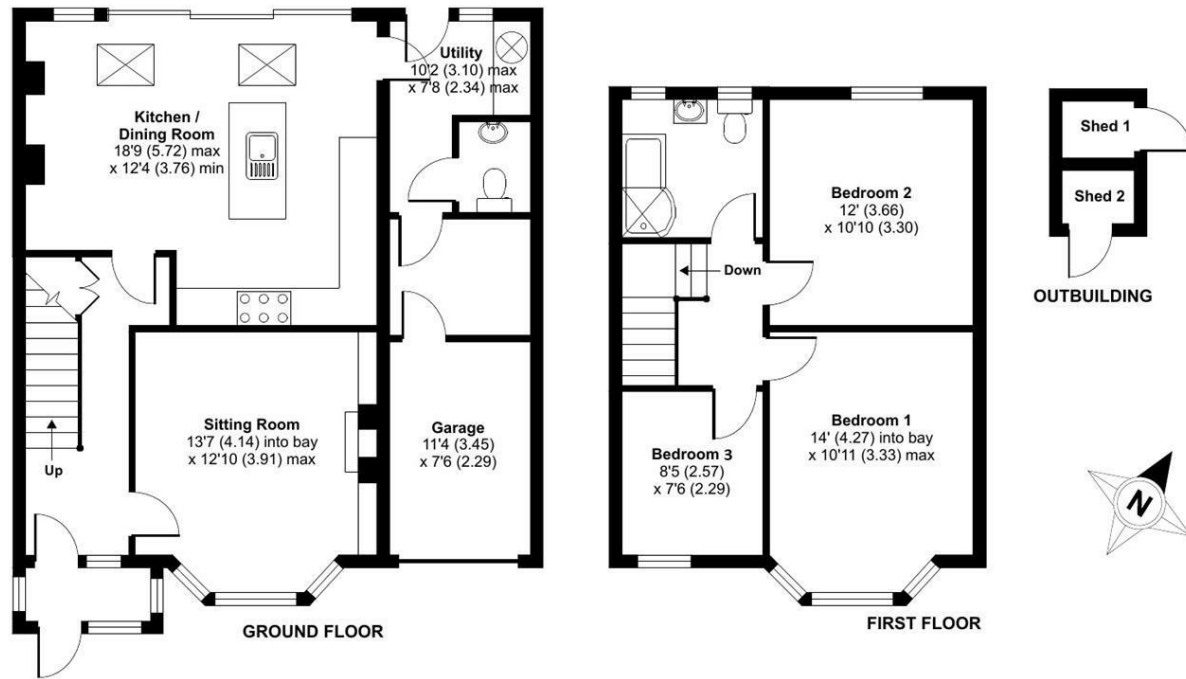
Total = 1285 sq ft / 1443 sq m

For identification only - Not to scale

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BED

An Older Style Semi Detached House

55, Hindover Road, Seaford, BN25 3NR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Phillip Mann Estate Agents. REF: 805135

localknowledge...

Hindover Road is situated within easy reach of local shops, buses to Brighton and Eastbourne, Wave Leisure centre and picturesque walks to Alfriston and over the Seven Sisters Country Park.

moreinfo...

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inbrief...

An exciting opportunity to purchase this improved and well presented older style semi detached family home. The property have been tasteful modernized throughout by the current owners and include a rear extension incorporating a large kitchen dining area opening onto the rear garden. There is a good size living room, utility room, cloakroom and downstairs office as well as access to the garage. Upstairs there are three bedrooms and a modern fitted family bathroom. Outside the rear garden is low maintenance with outside store cupboards, the front garden is open plan providing off road parking.

Style: Semi Detached Family Home
Bedrooms: 3 Bedrooms
Reception rooms: Lounge/Open Plan Kitchen
Area: 1261 sq ft/117.1sq M
Outside: Well Maintained Gardens
Parking: Off Road Parking
Energy rating: C
Council Tax Band: C

moredetail...

Phillip Mann estate agents are delighted to offer for sale this extended and improved older style semi detached family home. Situated in a popular residential area of Seaford, close to countryside walks, buses, shops and leisure facilities and benefiting from parking and a sunny rear garden.

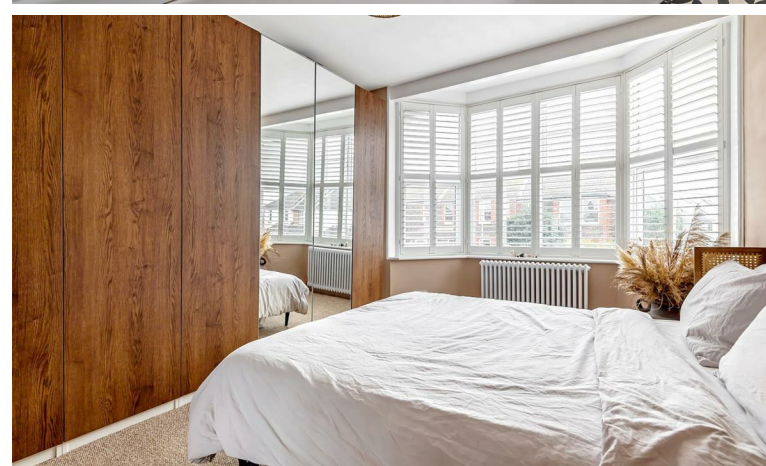
The entrance features an enclose porch with access to the hallway with a double glazed door and glazed side panel, there is a radiator, wood flooring and useful storage cupboards. The living room is a good size room featuring a large bay window, radiator, wood flooring and television point.

The open plan kitchen and dining room can really be described as the heart of the home. Having been extended and improved this room benefits from a good range of wall and base units comprising a double sink set into the oak working surface with mixer taps, cupboards and drawers below. There is a cooker recess with filtered hood above, integrated dishwasher and space for an upright fridge freezer, tiled splash backs, Velux windows and sliding doors opening onto the Sunny rear garden. The utility room has plumbing and space for a washing machine and tumble dryer, modern wall mounted gas boiler, radiator and a window to the rear.

There is a downstairs cloakroom fitted with a close coupled w/c, wall mounted basin, tiled splash backs and flooring. Downstairs there is an office space with a door to the garage.

There are stairs to the first floor landing with loft access. Bedroom one is a good size double room with a range of built in wardrobes and large bay window to the front. The second bedroom is a good size double overlooking the rear with views towards the sea and over the allotments.

The third bedroom is a single bedroom to the front. The family bathroom has been fitted with a white suite comprising a "P" shaped bath, mixer taps with thermostatic shower over, close coupled w/c, wash hand basin with vanity unit, tiled walls and flooring, heated tower rail and a window to the rear.



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



Bear in mind...
This property has been extended to the rear and is said to be in good condition throughout. The spacious accommodation offers flexible living and has a level rear garden, parking and store.