

**3**  
BED

Town Centre Location  
49, East Street, Seaford, BN25 1SE



Price £400,000

Freehold

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Approximate Gross Internal Floor Area = 85.6 sq m / 922 sq ft

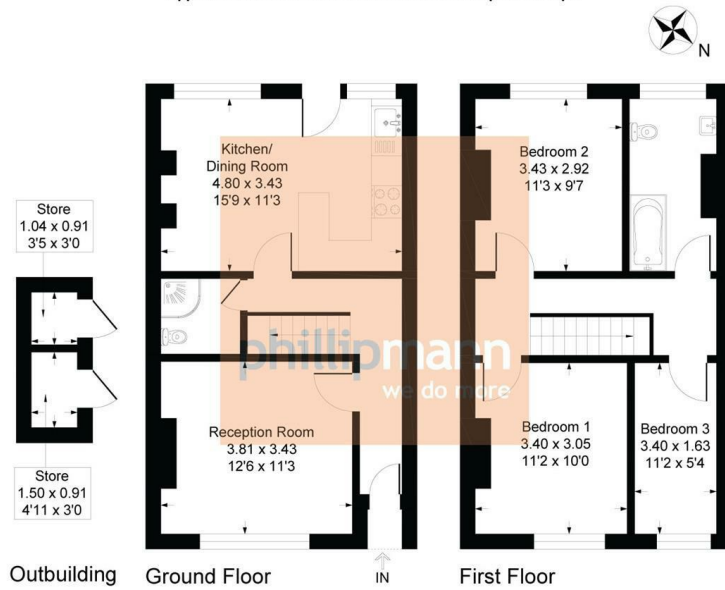


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

This end of terrace 'Victorian' house has just undergone considerable refurbishment to include a fitted kitchen with appliances, ground floor shower room/WC, contemporary style bathroom/WC, newly installed combi central heating boiler and further features to include double glazed windows and a good size west facing garden.

As you approach the property there is an enclosed front court yard and entrance door to the hall with stairs to the first floor and a shower room/WC comprising shower cubicle, WC/wash basin and useful under stair store recess.

To the front of the property there is a separate sitting room having a feature fire surround with open grate.

The rear of the property has been converted to form an open plan dining/kitchen with pleasant outlook over the rear garden. The dining area has a feature exposed brick fire surround with oak mantle, whilst the kitchen is fitted with a good range of 'Shaker' style wall/base cupboards, complemented by ample working surface with inset sink. There is a built in 'Lamona' gas hob with electric oven and extractor hood, space for washing machine, cupboard housing the central heating boiler and door to the rear garden.

On the first floor landing there is loft access. Bedroom one has a cast iron fire surround and outlook over the rear garden, bedroom two is also a double room with cast iron fire surround and bedroom three is ideal for a study/nursery.

The bathroom comprises a bath with shower over and glass screen and tiled surround, WC, wash basin in vanity unit, cast iron fire surround and window to rear.

Outside the rear garden has been landscaped and has a sunny westerly aspect. There is a gravel seating area and two brick built garden stores, external power point and level wall enclosed lawn with side gate.



Energy Rating - C

Council Tax Band - C

moreinfo...



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