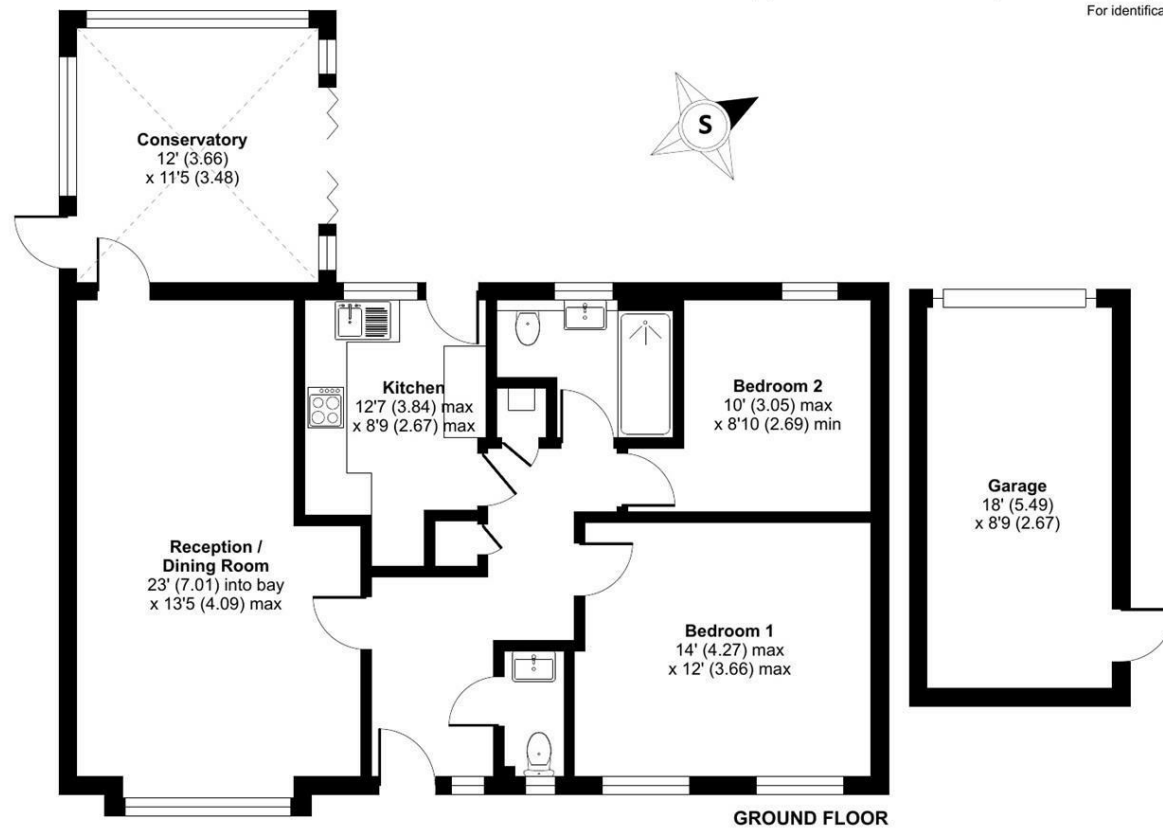


Churchill Road, Seaford, BN25

Approximate Area = 1156 sq ft / 107.4 sq m (includes garage)
For identification only - Not to scale

2
BED

Close to Local Shop and Bus Service
8, Churchill Road, Seaford, BN25 2UL



GROUND FLOOR



Certified
Property
Measurer

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: 923300

localknowledge...

The property is conveniently located in the popular 'Valley Dip' area of Seaford and within walking distance of a local bus service and CO-OP store. Bishopstone train station is within a quarter of a mile from the property, whilst Seaford town is within a mile.

moreinfo...

Phillip Mann Seaford Office

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

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inbrief...

This spacious, two double bedroom detached bungalow is situated in the popular 'Valley Dip' area of Seaford. In brief, the accommodation comprises; large reception area with w/c, lounge dining room, conservatory, kitchen, shower room, attic space, rear garden and garage with ample off street parking. Local CO-OP convenience store and bus routes are useful nearby amenities within walking distance.

Style:	Detached Bungalow
Bedrooms:	2 Double Bedrooms
Reception rooms:	Lounge Dining Room/Conservatory
Area:	107sqm / 1156sqft inc. garage
Outside:	South Facing Rear Garden
Parking:	Garage & Driveway
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillipmann Estate Agents are delighted to present this well presented two double bedroom detached bungalow situated in a quiet location in the popular 'valley dip' area of Seaford. Benefits include extended accommodation, gas fired central heating, Upvc facias / soffits and double glazing for a maintenance free exterior..

As you approach the property there is a front garden and block paved driveway providing ample off road parking and garage which features up and over door, power and lighting. The property has a part covered entrance porch leading to the spacious inner hall with hard wearing wood affect flooring that extends to all the principal rooms. There is a useful store cupboard, loft hatch with fitted ladder and airing cupboard with 'Ideal' combi boiler. The cloakroom/WC has a modern contemporary suite.

The kitchen is fitted with a good range of wall and base units with complementing working surface. Features include; oven with 4-way electric hob overhead extractor, inset sink with window and door to patio, tiled splash back, integral slimline dishwasher and space for washing machine and fridge freezer.

The refitted shower room features a large shower tray with overhead and handheld attachment, tiled walls, WC and wash basin in vanity unit, ladder radiator and frosted window to rear. Bedroom 2 is double room with window to rear. Bedroom one is a large double room with ample space for freestanding furniture and windows to front.

The front to back lounge dining room is a fantastic size and features; TV point, bay window to front, wall mounted gas fire, ample space for all furniture and French doors to conservatory. The part brick built, modern conservatory is a great second reception room with bi-folding doors to garden patio. A particular feature of the property is the sunny aspect rear garden. Features include; large patio steps down to lawn area, outside tap path to side access, timber shed and external storage under conservatory.



For an appointment to view this property or for further information please contact the office on 01323 898666.

