



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

4  
BED

Offered With No On-Ward Chain  
 7, Hartfield Road, Seaford, BN25 4PJ



## localknowledge...

The property is located at the western end of Hartfield road and within a short walk to a regular bus service, whilst Seaford town is within a half mile and offers a good selection of shops, pubs, restaurants and tea rooms, along with train station and beach.

## moreinfo...

Phillip Mann Seaford Office

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# inbrief...

This extended detached house is located in the popular 'south east' corner of Seaford and sits on a good size plot with well established gardens. The accommodation comprises in brief 4 double bedrooms, lounge, conservatory, formal dining room, kitchen/family room, GF shower room, family bathroom, en-suite bathroom, double garage and carriage driveway.

Style:	Detached House
Bedrooms:	4 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	230.72 SQ M/2484 SQ FT
Outside:	Good Size Garden
Parking:	Double Gge & Carriage Driveway
Energy rating:	C
Council Tax Band:	F



## Bear in mind...

The central heating is powered by an 'air source heat pump' and a pressurised water system.

# moredetail...

This substantial extended detached house is located in the sought after 'south east' corner of Seaford. The property stands on a good size plot with well established westerly aspect gardens. Offered with vacant possession and benefitting from double glazed windows and updated central heating system with newly installed air source heat pump and pressurised water system. As you approach the property there is a block paved 'carriage' driveway and double garage with electric door. The canopied front entrance leads to a spacious entrance hall with stairs to the first floor and access to an enclosed front vestibule. The sitting room has a feature brick fire surround which makes a nice focal point and full height glass doors to a connecting conservatory with nice aspect over the rear garden. There is a formal dining room located at the front of the property and a particular feature is the extended L-shaped kitchen/family room. From the family room there are sliding glass doors onto the rear patio and garden. The kitchen is well fitted with a range of wall/base cupboards, complemented by ample working surface and breakfast bar. There are a range of built in appliances to include a 'AEG' induction hob and extractor, double oven, dishwasher and larder fridge. The separate utility room has further appliance space and integral door to the garage. Off the family room there is a shower room with contemporary suite comprising a double glass shower cubicle, WC, wash basin in vanity unit and heated towel rail. On the first floor landing there is loft access and family bathroom with modern suite. There are four good size bedrooms benefitting from headland or garden views. The master bedroom has an en-suite bathroom with separate shower cubicle and bath. The well established garden has a favoured westerly aspect. A full width patio has gated side access and external power. There are numerous sheds and green house and a SUMMER HOUSE with power that would make an ideal garden office.



To book an appointment to view this property or for further information please call the Seaford office on 01323 898666.

