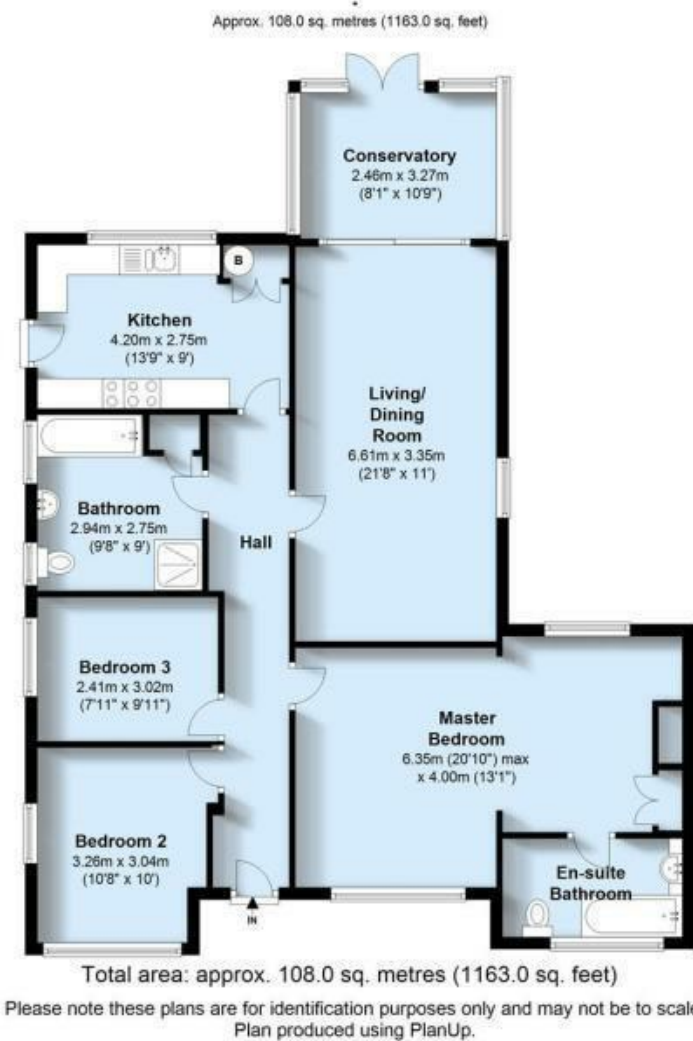




3  
BED

Quiet Cul-de-Sac Location  
9, Elgin Gardens, Seaford, BN25 3UR



## localknowledge...

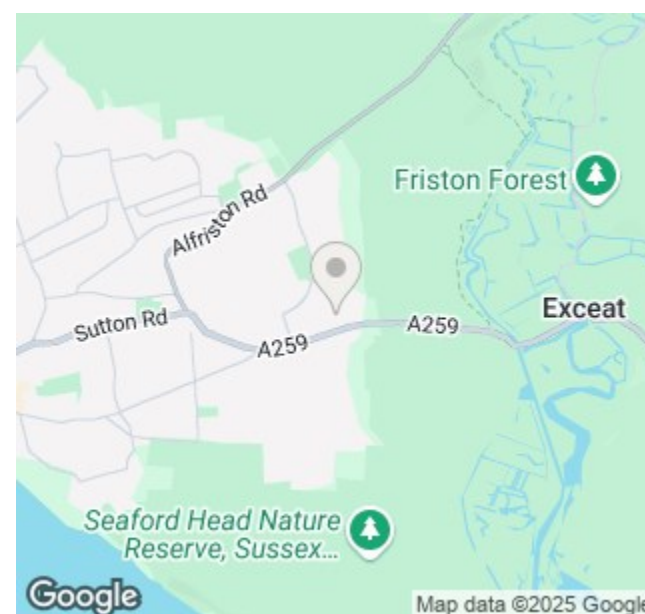
The bungalow is conveniently located within a short walk of the A259 which has a regular bus service into Brighton/Eastbourne whilst access to the iconic South Downs National Park is close to hand. Seaford town centre which offers a wide range of shops, restaurants and tea rooms, along with train station and non-commercialised beach front is within a mile and a half.

## moreinfo...

Phillip Mann Seaford Office

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# inbrief...

This extended detached bungalow is located in a pleasant cul-de-sac in the popular Stirling Avenue area of Seaford and has a favoured south/west aspect garden. The spacious accommodation comprises 3 double bedrooms, lounge/dining room, conservatory, kitchen with integrated appliances, bathroom/shower, en-suite bathroom, off street parking.

|                   |                         |
|-------------------|-------------------------|
| Style:            | Detached Bungalow       |
| Bedrooms:         | 3 Double Bedrooms       |
| Reception rooms:  | Lounge/Dining Room      |
| Area:             | 180 SQ MT/1163 SQ FT    |
| Outside:          | Small South/West Garden |
| Parking:          | Driveway                |
| Energy rating:    | B                       |
| Council Tax Band: | D                       |



# moredetail...

THIS WELL PRESENTED DETACHED BUNGALOW HAS SPACIOUS ACCOMMODATION AND HAS BEEN MUCH IMPROVED BY THE PRESENT OWNERS TO INCLUDE A KITCHEN WITH INTEGRATED APPLIANCES, CONSERVATORY, MODERN BATHROOM/SHOWER AND EN-SUITE BATHROOM.

To the front of the property is a small lawned garden and off street parking. The canopied front entrance door leads you into the hall which has wood flooring extending into the lounge/dining room, there is also access to the loft space with ladder.

The lounge/dining room has a dual aspect and sliding doors to the conservatory with double doors onto the rear garden and a favoured south/west aspect.

The well appointed kitchen which has been recently installed has a pleasant outlook over the rear garden. There is a good range of high gloss wall/base cupboards with ample work surface and inset enamel sink unit. There are integrated appliances to include fridge/freezer, washing machine and dish washer. The owners are also including the 'Rangemaster' gas/electric cooker with extractor canopy.

A particular feature of the bungalow is the master bedroom suite. The bedroom has dual aspect windows and built in double wardrobe and chest unit along with ample space for further free standing wardrobes. The en-suite bathroom is fitted with a modern white suite comprising a bath, WC, wash basin, heated towel rail and tiled walls.

Bedrooms two and three are both good double rooms and the main bathroom has the benefit of a separate shower cubicle along with bath, WC, wash basin, heated towel rail, tiled floor and airing cupboard.

Outside the rear garden is secluded with a favoured south/west aspect. There is a patio which extends to both sides of the conservatory, gated side access, timber shed and level area of lawn.

Benefits include double glazed windows and doors, gas central heating, solar Pv panels and plastic guttering, fascia's and soffit's for a maintenance free exterior.



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

