

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

4
BED

A Modern Detached Family Home
49, Willow Drive, Seaford, BN25 4BZ



localknowledge...

Situated South of the A259 is a quite cul-de-sac, close to the South Downs and within easy reach of buses to Brighton and Eastbourne Willow Drive is a popular residential area. Seaford is situated close to the South Downs National Park, between Brighton and Eastbourne and offers a good selection of amenities to include pubs, restaurants, a wide range of shops and picturesque walks.

moreinfo...

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inbrief...

A substantial detached family home offering modern yet practical living accommodation throughout. The property features a large, open plan kitchen dining room, a rear conservatory, large living room onto the garden, a downstairs cloakroom and a large garage. Upstairs there are 4 good size bedrooms, the main bedroom benefits from an en-suite shower room, there is also a refitted family bathroom. Outside there is a landscaped rear garden enclosed with timber fencing while the front is open plan and provides off road parking.

Style:	Detached Family Home
Bedrooms:	4 Double Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1876 sqft
Outside:	Landscaped Rear Garden
Parking:	Off Road and a Garage
Energy rating:	C
Council Tax Band:	E

moredetail...

Phillip Mann estate agents are delighted to offer for sale this immaculate, detached family home. Situated South of the A259 and close to picturesque walks and close to buses to Eastbourne and Brighton.

The entrance hall has a radiator and courtesy door to the garage with power, lighting, an electric roller door and wall mounted combination boiler. The cloakroom has been fitted with a white suite comprising a low level w/c, wall mounted wash hand basin, tiled splashbacks, a radiator, extractor fan and window to the front. The living room is to the rear and has a feature media wall with an inset electric fire and T.V point and patio doors to the rear garden.

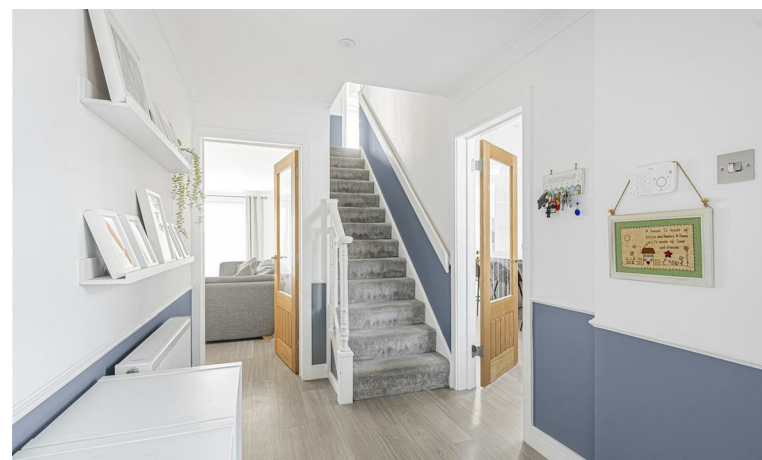
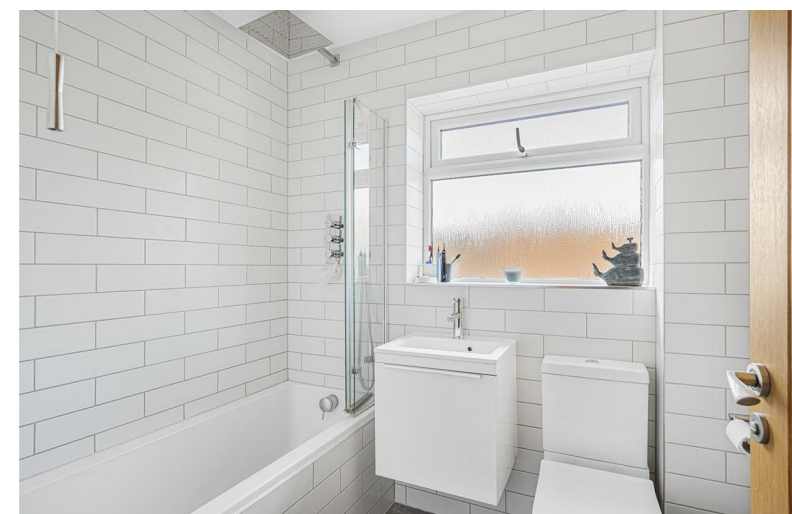
The open plan kitchen dining room has been extended and has been fitted with a good range of wall and base units comprising an inset sink and mixer taps, there is an integral dishwasher, two NEFF ovens, an electric hob with built in extractor fan and an integral fridge, a breakfast bar, Quartz working surfaces and Velux windows. The dining area has a radiator, a large understairs cupboard and a window and door to the rear conservatory. The conservatory has been part brick built and has windows and a door on to the rear garden.

There are stairs to the first floor landing with loft access and a linen cupboard. The main bedroom is a good size double room with built in double wardrobes and a window to the front. The en-suite shower room has an enclosed shower with thermostatic shower over, a close coupled w/c, tiled walls and an extractor fan. Bedroom two is a large double room with a radiator, built in wardrobes and over looks the rear, bedroom three is a double room overlooking the front while the fourth bedroom overlooks the rear with views towards the sea.

The family bathroom has been fitted with a white suite comprising a panel bath with thermostatic shower over, a close coupled w/c, wall mounted wash hand basin set into a vanity unit, a heated towel rail, tiled walls and a window to the rear.



For further information on this property or to arrange a viewing, please call our Seaford office on 01323898666 or email seaford@phillipmann.com



Bear in mind...

This property offers good size accommodation through out to include a large open plan kitchen dining area, a separate living room and good size bedrooms and sunny rear garden.