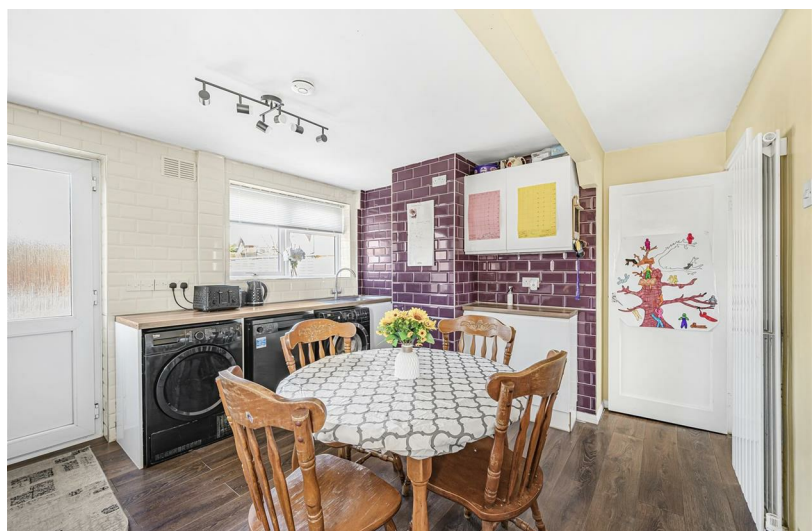


3  
BED

# A Well Presented Semi Detached House

23, Bodiam Close, Seaford, BN25 3TS



Price £350,000

Freehold

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# 23 Bodiam Close, BN25 3TS

Approximate Gross Internal Floor Area = 83.50 sq m / 899 sq ft

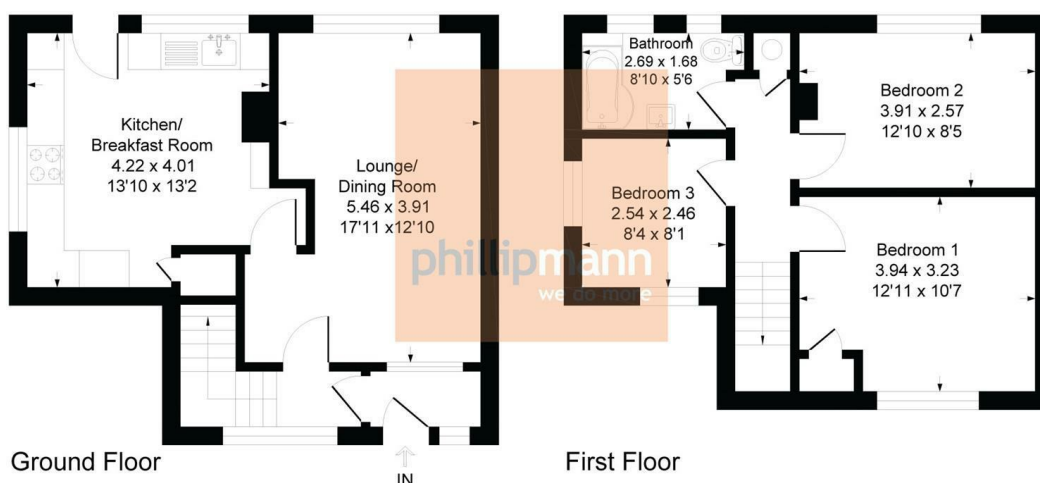


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are pleased to be able to offer for sale this well presented, 3 bedroom semi-detached family house. Situated in a popular residential area of Seaford, close to local schools and shops and benefiting from gas central heating, double glazing, off road parking and a low maintenance rear garden.

The entrance has a radiator and a window to the front. The living room is a good size with a radiator, a decorative fireplace, a window to the front and a window overlooking the rear garden.

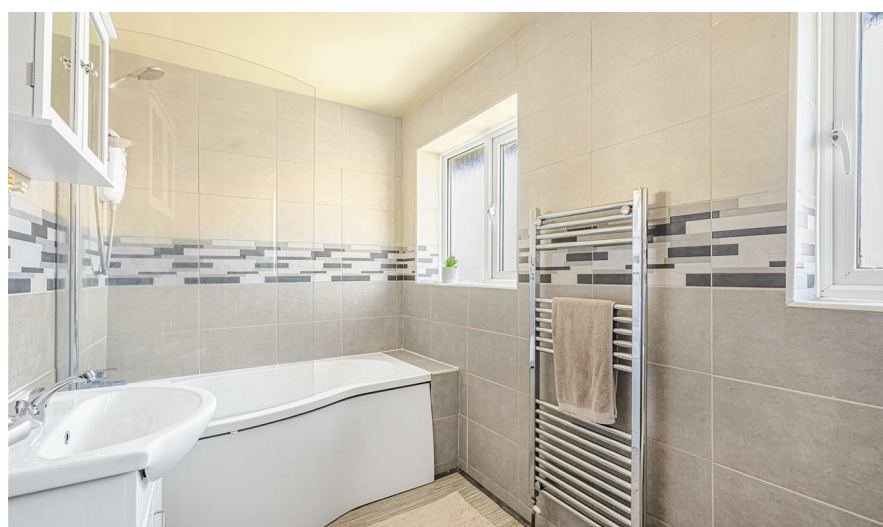
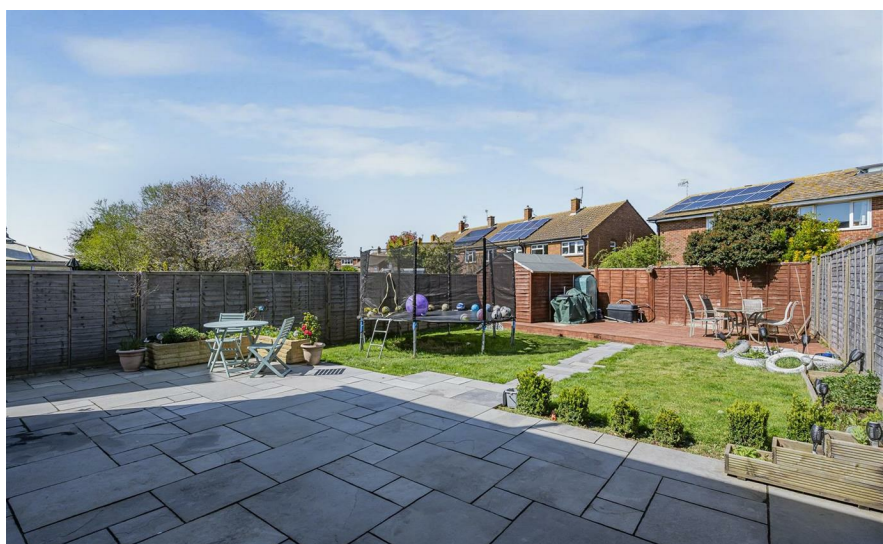
The kitchen breakfast room has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with cupboards below. There is plumbing and space for a washing machine, a dishwasher, space for a tumble dryer, built in electric oven, a Bosh electric hob with hood above, an upright radiator, tiled walls, a window to the side and a door and window to the rear garden.

There are stairs to the first floor landing with loft access and a storage cupboard. The main bedroom is a good size double room with built in cupboards and a window overlooking the front. The second bedroom is a double bedroom with a radiator and overlooks the rear while bedroom three has windows to the front and side.

The family bathroom has been fitted with a white suite comprising a 'P' shaped bath with mixer taps and an electric shower over, a close coupled w/c, pedestal wash hand basin, a heated ladder towel rail, tiled walls and windows to the rear.

Outside the rear garden has a paved patio area, a good size level lawn and stocked borders, there is a timber garden shed and side access.

The front garden is open plan providing off road parking and side access to the rear garden.



Council Tax Band: C

Energy Rating: D

moreinfo...



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