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BED

# An Immaculate Family Home

16, Richington Way, Seaford, BN25 3HU



Price £350,000

Freehold

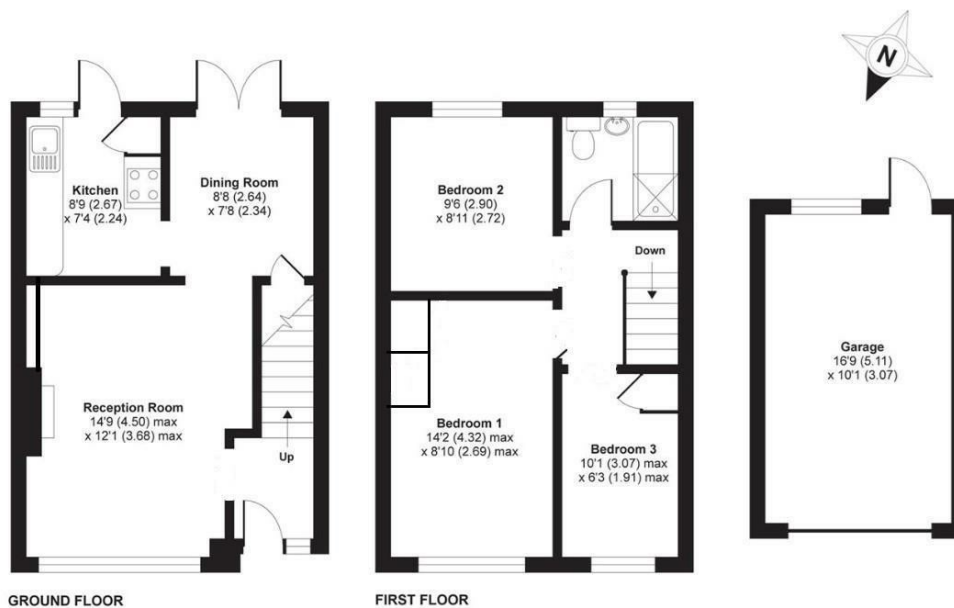
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## Richington Way, Seaford, BN25

APPROX. GROSS INTERNAL FLOOR AREA 917 SQ FT 85.1 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented 3 bedroom family home. Situated in a popular residential area of Seaford and offering good size accommodation throughout to include a good size living area, fitted kitchen, three bedrooms, a family bathroom, a well maintained rear garden, off road parking and a garage.

The entrance has a double glazed door leading to a hallway with a radiator. The living room is a good size room with a decorative exposed brick fireplace with inset electric fire, laminate flooring, a T.V point and a window to the front. The dining area is a good size with a large understairs cupboard, laminate flooring, a radiator and doors to the rear garden.

The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer unit with mixer taps and cupboard below, there is a built in electric oven, 4 ring gas hob with filtered hood over, space for an upright fridge freezer, plumbing and space for a washing machine, larder style cupboard housing a modern gas boiler, part tiled walls, laminate flooring and a door and window to the rear.

There are stairs to the first floor with a part boarded loft, fitted ladder and a light. There are three bedrooms; the main bedroom is a good size double room with a range of built in wardrobes, a radiator and overlooks the front. The second bedroom is also a double bedroom with a radiator and overlooks the rear garden while the third bedroom is to the front with a built in cupboard and a radiator.

The modern family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and thermostatic shower over, a pedestal wash hand basin, a close coupled w/c, part tiled walls, heated ladder towel rail, extractor fan and a window to the rear.

The rear garden has a decked seating area, a further raised seating area, a lawn and stocked borders and access to the garage nearby. The front garden is open plan provides off road parking.



Council Tax Band: C

Energy Rating: D

moreinfo...



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