

70 Walmer Road, BN25 3TN

Approximate Gross Internal Floor Area = 92.2 sq m / 993 sq ft

Garage Area = 13.1 sq m / 142 sq ft

Total Area = 105.3 sq m / 1135 sq ft

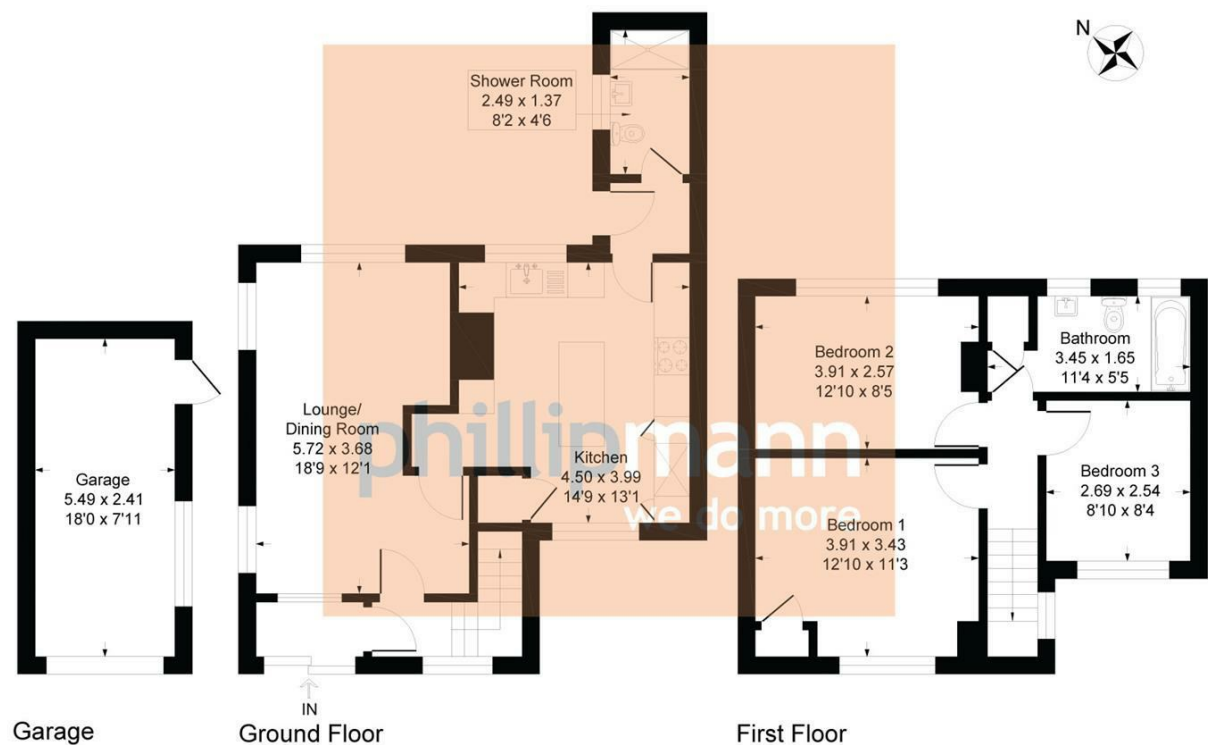


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

The property is situated close to local schools, main bus routes, local shops and lovely walks. Within walking distance to Seaford Town Centre which has main train links to Brighton and London. Seven Sisters is also in distance from this property along the coastline!

moreinfo...

Phillip Mann Seaford Office

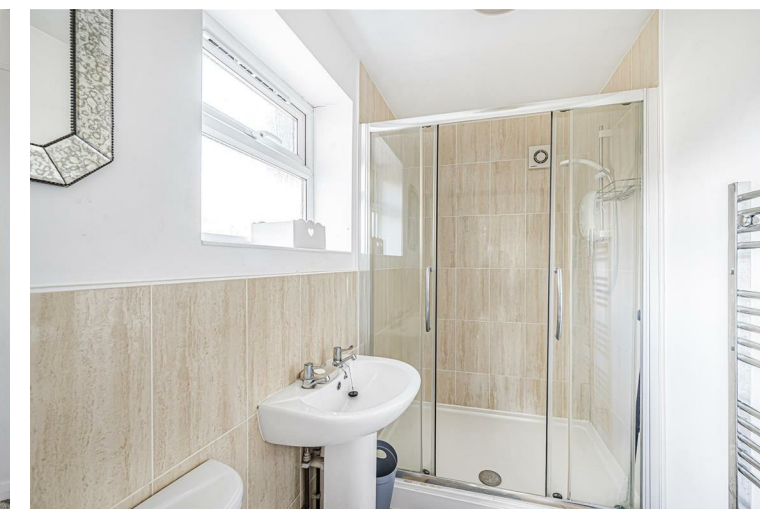
1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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3 BED

Great Sized Family Home! 70, Walmer Road, Seaford, BN25 3TN



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No.1 sellers

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and Peacehaven

Price £365,000

Freehold

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inbrief...

A Spacious property conveniently located in a great spot, close to local schools, parks, shops and bus routes.

The property benefits from spacious accommodation, a large kitchen with island, sunny rear garden and offroad parking with a garage.

Style:	End Of Terraced House
Bedrooms:	Three Bedrooms
Reception rooms:	Lounge / Diner & Kitchen
Area:	1135 Sq Ft - 105.3 Sq m
Outside:	Front & Rear gardens
Parking:	Garage & Drive
Energy rating:	C
Council Tax Band:	C

moredetail...

Phillip Mann estate agents are delighted to offer for sale this spacious 3 bedroom semi detached house. Situated in a popular residential area of Seaford, close to shops, buses, school and a local park with NO ONGOING CHAIN!

The property has gas central heating, double glazing, a landscaped sunny rear garden, off road parking the front and a garage with power.

Entering the property into a spacious porch which is very convenient for shoes and coats.

The Lounge / Diner is a good size which offers great accommodation and overlooks the rear garden.

Into the Kitchen which is a lovely centrepiece to the property fitted with multiple base and wall hung units, central kitchen island, American Fridge freezer, washing machine, tumble-dryer, dishwasher, large double oven with seven ring gas hob, stainless steel sink drainer and extractor fan.

Following through there is a downstairs shower room which has been newly fitted. The room is part-tiled and includes, large walk-in shower, extractor fan, frosted window, wash-hand basin, low level W/C and a heated towel rail.

Heading upstairs, bedroom one is immediately on your left which is a stunning bright double bedroom and has multiple space for chest of drawers, wardrobes, bedside tables and has some eaves storage.

Bedroom two is again a great sized double bedroom, with ample furniture space and overlooks the rear garden. Bedroom three is also a double bedroom with plenty of space for furniture.

The family bathroom is spacious and located on the first floor too, the room is part-tiled and includes a bath with electric power shower, W/C, wash-hand basin, frosted window and a heated towel rail.

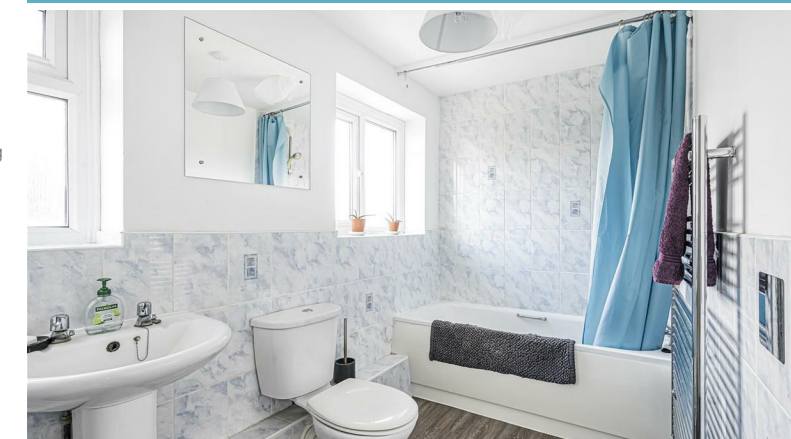
There is also a linen cupboard accessible for storage.

The garden is a great size and very mature, it has stocked borders plenty of life and a shed workshop space with power, the green house can also be used.

THIS PROPERTY IS GREAT FOR FIRST TIME BUYERS AND VIEWINGS ARE HIGHLY ADVISED!

What the owner says...

"Great sized property, plenty of space and the location ticks plenty of boxes."



To book an appointment please call 01323 898666 or email Seaford@phillipmann.com



Bear in mind...

This property is being sold with no chain and requires very little modernisation.

Great for First Time Buyers!