

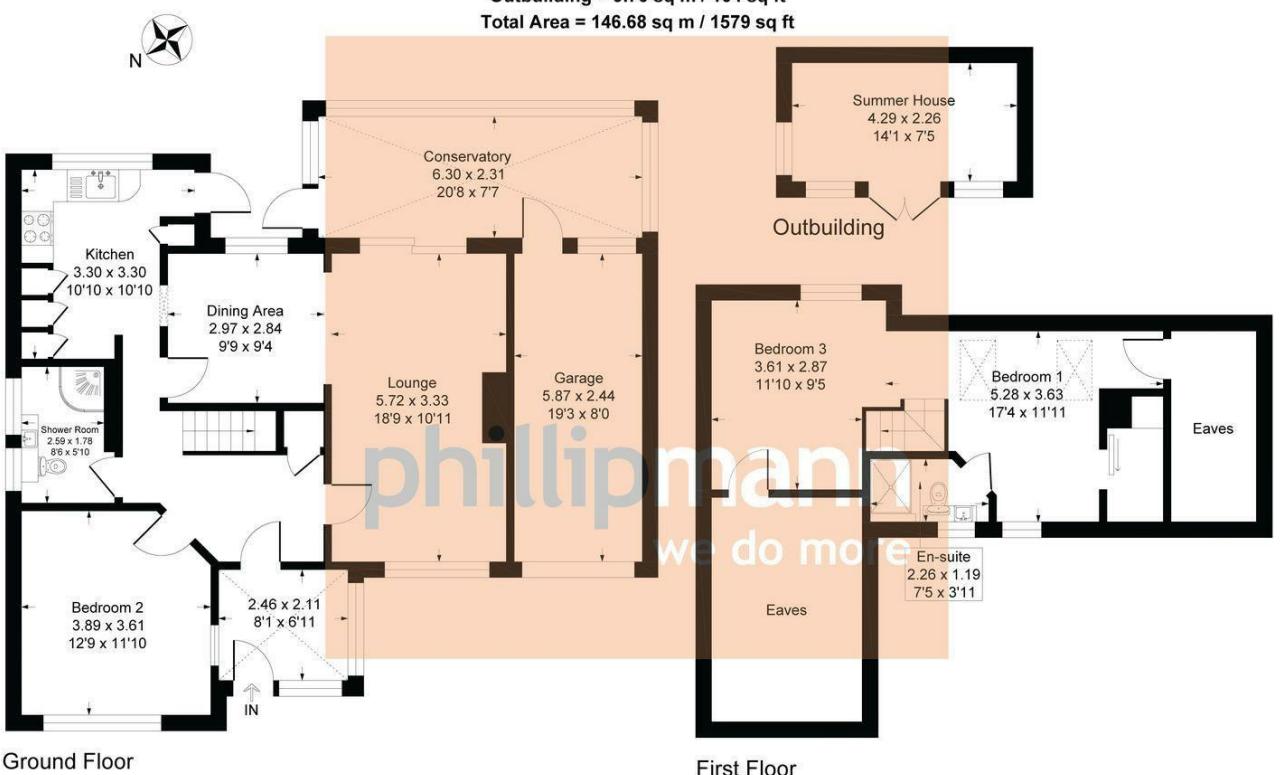
24 Edinburgh Road, BN25 2PH

Approximate Gross Internal Floor Area = 122.68 sq m / 1321 sq ft

Garage Area = 14.30 sq m / 154 sq ft

Outbuilding = 9.70 sq m / 104 sq ft

Total Area = 146.68 sq m / 1579 sq ft



## local knowledge...

The property is ideally situated in an elevated position close to the Seaford and within easy walking distance of the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with excellent bus links.

## more info...

Phillip Mann Seaford Office

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

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



we do more...  
keeping  
customers  
happy

No.1 sellers

in Seaford, Newhaven  
and Peacehaven

3  
BED

Stunning Location, Close To Seafront!

24, Edinburgh Road, Seaford, BN25 2PH



Price £575,000

Freehold

phillipmann  
we do more

## inbrief...

A rarely available detached chalet situated on Edinburgh Road within 100 yards from the uncommercialised seafront and a short distance to the town and all amenities. Accommodation in brief comprises; lounge, dining room, conservatory, shower room, kitchen, bedrooms and large garden. The property is being sold with no onward chain and features stunning seafront and distant views. Benefits include; ample off road parking and scope to extend.

Style:	Detached Chalet
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge / Dining Room
Area:	1579 sqft / 146.68sqm
Outside:	Front & Rear Gardens
Parking:	Driveway & Garage
Energy rating:	D
Council Tax Band:	D

## more detail...

This 3 bedroom detached Chalet is located just off Seaford beach and Esplanade enjoying superb views of the sea and Seaford Head, and is within easy reach of the town with a good range of shops, tea rooms and train station, whilst the 'Salts' recreation ground and a regular bus service to Brighton/Eastbourne are close by.

The property is being offered for sale with vacant possession and benefits from double glazed windows and gas central heating and a large summerhouse.

As you approach the property there is a driveway with off street parking for ample vehicles and access to the garage. Entering the property, you are welcomed into and an entrance porch and a lovely open hallway. Bedroom two is on your left as you go in, over-looking the front of the property, which is a spacious double bedroom that includes built-in wardrobes, space for chest of drawers and bedside tables. A downstairs shower-room which has been newly renovated and tiled throughout includes a large walk-in shower with over-head attachment, sink vanity unit, low-level W/C and frosted glass windows. Following through the hall, you will enter the kitchen which has been finished in white gloss includes multiple base and wall-hung units, washing machine space, eye-level oven and microwave, integrated fridge-freezer, inset sink-drainer and an induction hob. The Lounge / Diner is a great social space, with room for plenty of guests. The lounge itself is front to back, carpeted throughout and has access via the main hall. French sliding doors will lead you into the conservatory which has further space for dining and overlooks the rear garden. Heading upstairs, Bedroom one is on your right which is a spacious double with access to extra eaves storage and also an en-suite shower-room with walk-in shower, sink vanity unit and W/C. Bedroom three is on your left at the top of the stairs which can be used as a double room with extra furniture space. The garden includes a large patio area and also grass.

## What the owner says...

"The location is great, being so close to the seafront, bus routes, town centre and local shops!"



To Book An Appointment Please Call  
01323 898666 Or Email  
Seaford@phillipmann.com



## Bear in mind...

This property is being sold with no on-going chain, it must be viewed to appreciate its size and potential!

