



6 Birling Close
Seaford, BN25 2NY

Guide price £450,000



6 Birling Close

Seaford, BN25 2NY

Phil Hall Estate Agents is delighted to offer for sale this extremely well presented detached family home nestled in a popular and peaceful cul-de-sac location and within walking distance to local shops, seafront, Seaford town centre and train station. The property provides a serene environment for relaxation with a well appointed accommodation along with a modern open plan feel on the ground floor.

With its convenient location and tranquil surroundings, this property offers the ideal blend of comfort and convenience for modern family life.

Approaching the entrance porch which leads into the welcoming entrance hall with access to the ground floor accommodation and stairs leading to the first floor landing. The cloakroom is fitted with a modern two piece suite.

The open plan accommodation comprises of a living area to the front with a feature log burner, the dining area offers plenty of space for a dining set with double glazed sliding patio doors to the rear garden allowing a large amount of natural light into the room.

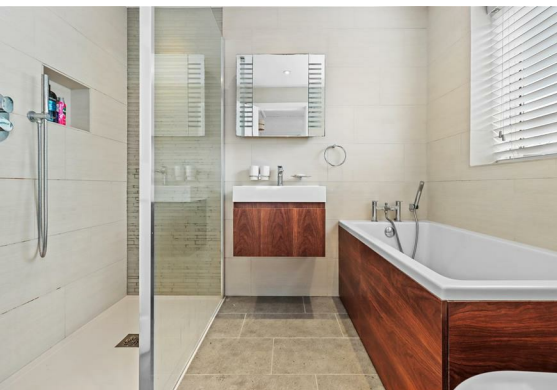
The modern fitted kitchen/breakfast area is equipped with a range of wall mounted and matching base units with work surface over and comes complete with a selection of appliances which include waist level oven and microwave, four ring gas hob with extractor hood over, integrated dishwasher and space for fridge freezer.

A set of panelled glazed doors lead into the quiet garden room offering separate space with views over the garden.

Leading up the stairs to the first floor landing is three bedrooms and the family bathroom. Bedroom one is rear facing with built in wardrobes whilst bedroom two and three are front facing. The modern bathroom has underfloor heating and is fitted in a four piece suite with a panelled enclosed bath and walk in shower cubicle.

To the front is your driveway providing off road parking for several vehicles leading to a single garage and to the rear is a private and enclosed garden with a patio area leading to lawn.





Guide Price £450,000 to £465,000

Entrance Porch

Entrance Hall

Ground Floor Cloakroom

Living Room/Dining Room
21'9" x 12'1" (6.65 x 3.70)

Kitchen
12'7" x 8'3" (3.85 x 2.54)

Garden Room
12'2" x 11'11" (3.72 x 3.64)

First Floor Landing

Bedroom One
12'7" x 10'4" (3.85 x 3.15)

Bedroom Two
11'2" x 9'10" (3.41 x 3.02)

Bedroom Three
8'8" x 7'11" (2.66 x 2.43)

Bathroom

Garage/Utility
16'7" x 7'7" (5.06 x 2.32)

Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

