



2 Beach Close, Seaford, East Sussex, BN25 2PJ

2 Beach Close Seaford East Sussex BN25 2PJ £625,000

A well presented and deceptively spacious three double bedroom seaside residence with sea views, 100ft landscaped rear garden and garage.

The useful external porch leads to the spacious entrance hall which has stairs to the first floor, under stair storage and exposed floorboards throughout. The bathroom features; p-shaped bath with overhead shower, w/c, pedestal wash basin, ladder radiator and window to side. Bed 1 is a large double room, has space for free standing furniture and window to front.

The kitchen/dining room is fitted with a range of wall and base cupboards complemented by working surface. Features include; double inset sink with window to side, integral fridge and dishwasher, space for washing machine, rangemaster cooker with tiled splash back and breakfast bar, door to conservatory, ample dining space and sliding door to garden. The lounge is a fantastic size, has a front to back aspect and features; log burner with floating mantel piece, space for all furniture, TV point and sliding door to garden.

On the first floor, the multi functional large landing space has large window to front with sea views. Bed 3 is a small double while bed 2 is a good size double with shower ensuite. Both bedrooms feature eave storage and velux windows.

As you approach the property, you have the benefit of a large shingle carriage driveway with ample parking along with a garage which features an up and over door, power and lighting.

A particular feature of the property is the large level rear garden boasting well established raised, stocked borders. Features also include; large patio area, summer house, mature trees providing seclusion and side access.

Beach Close runs parallel to the seafront and the property itself is within a few hundred yards of the beach, Salts recreation ground, Claremont Road shopping parade and coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.



- Seaside Residence
- Two Bathrooms
- Detached
- Large Garden
- Sea Glimpses
- Three Double Bedrooms
- Chalet Style
- Garage
- Stones Throw to the Beach
- Spacious Plot Size



Porch	2.72m x 2.67m (8'11" x 8'9")
Entrance Hall	
Kitchen/Dining Room	3.30m x 3.30m (10'10" x 10'10")
Living Room	7.82m x 3.33m (25'8" x 10'11")
Bedroom One	3.94m x 2.67m (12'11" x 8'9")
Bathroom	
Conservatory	3.25m x 2.44m (10'8" x 8")
Landing	
Bedroom Two	5.41m x 3.51m (17'9" x 11'6")
En-Suite	
Bedroom Three	3.40m x 2.84m (11'2" x 9'4")
Rear Garden	
Summer House	3.10m x 1.91m (10'2" x 6'3")
Garage	5.21m x 2.74m (17'1" x 9")
EPC - D	
Council Tax Band - D	





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Approximate Area = 1543 sq ft / 143 sq m (includes garage)

Limited Use Area(s) = 104 sq ft / 10 sq m

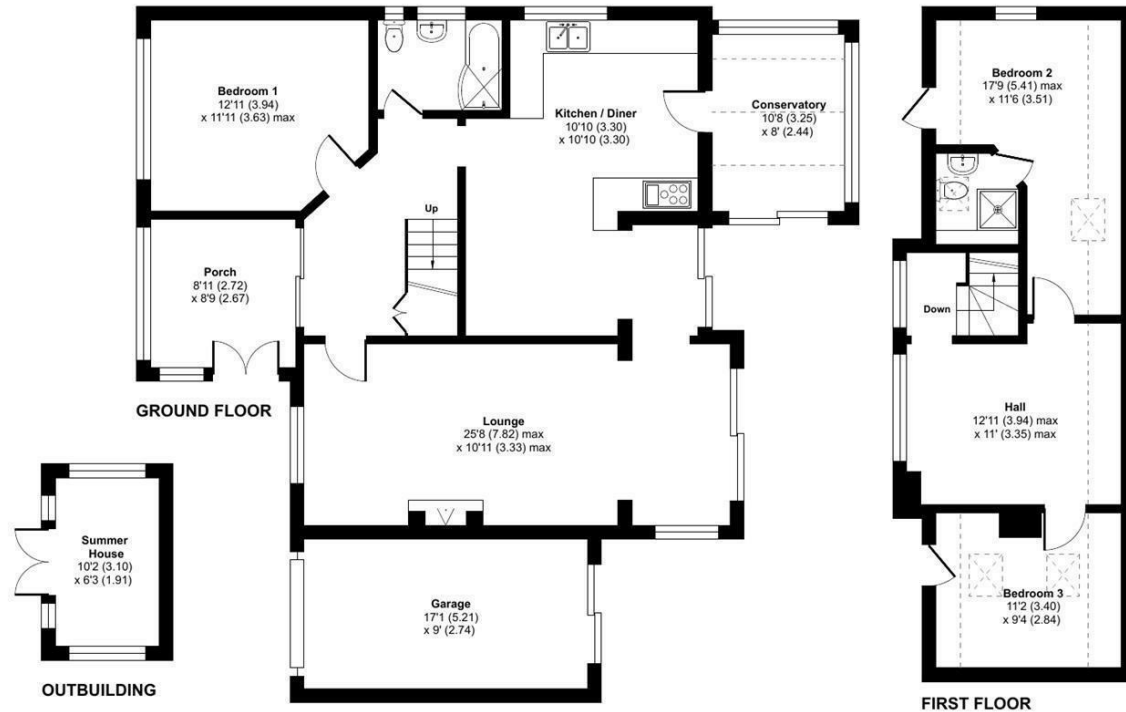
Outbuilding = 64 sq ft / 6 sq m

Total = 1711 sq ft / 159 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Phillip Mann Estate Agents. REF: 891239

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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