21 Deal Avenue, BN25 3LJ

Approximate Gross Internal Floor Area = 117.10 sq m / 1260 sq ft
Garage Area = 15.82 sq m / 170 sq ft
Outbuilding Area = 10.97 sq m / 118 sq ft
Total Area = 143.89 sq m / 1548 sq ft

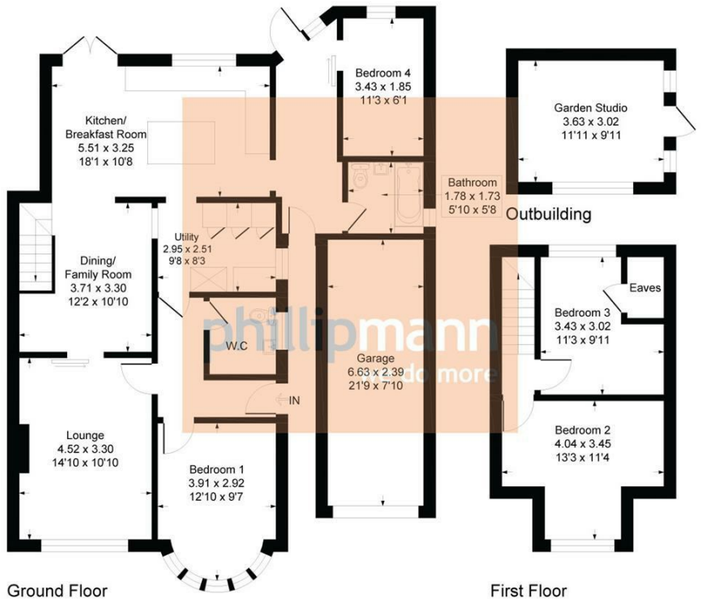
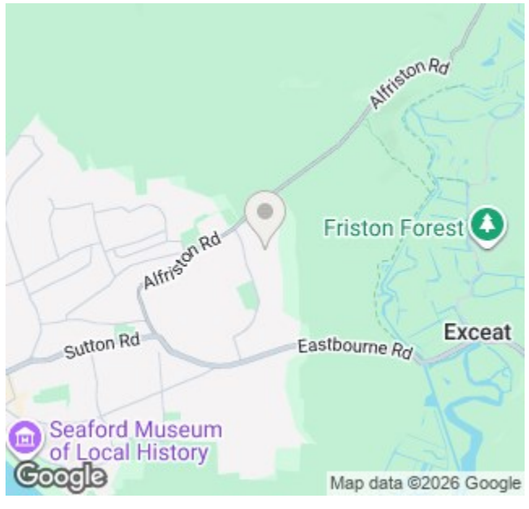


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Deal Avenue is located on the popular Chyngton Estate and is close to a good local primary school, Recreation area, general store/post office and a regular bus service into Seaford town, Eastbourne and Brighton. Access to the 'iconic' South Downs National Park is close to hand, whilst the historic village of Alfriston is within 3 miles.



moreinfo...

Phillip Mann Seaford Office

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

01323 898666

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Spacious Extended Accommodation

21, Deal Avenue, Seaford, BN25 3LJ







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Freehold

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inbrief...

This 4 bedroom semi-detached chalet has spacious and versatile accommodation. Located in a popular residential area the property has secluded gardens and is well presented throughout. Further accommodation comprises lounge, sitting area, open plan kitchen/dining room, utility room, GF bathroom/WC and cloakroom/WC, garage and ample off street parking.

Style:	Semi-Detached Chalet
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge and Sitting Area
Area:	117.10 SQ M/1260 SQ FT
Outside:	Secluded Gardens
Parking:	Garage and Parking
Energy rating:	E
Council Tax Band:	D





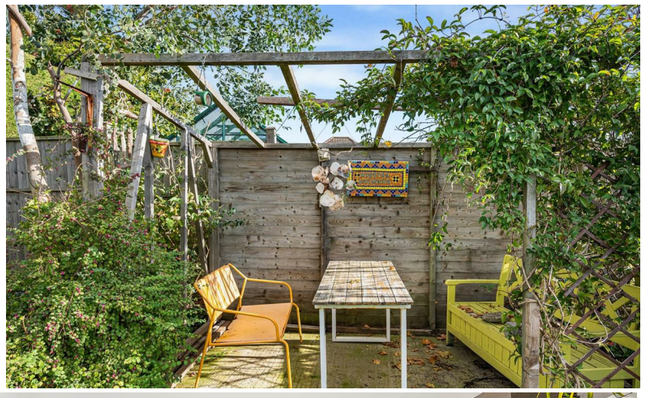


moredetail...

This well presented and deceptively spacious chalet property has extended versatile accommodation arranged over two floors and stands on a good size plot with ample off street parking to the front and a secluded rear garden. Benefits include a re-fitted open plan kitchen/dining room, separate utility room, gas central heating with modern 'combi' boiler, double glazed windows and Upvc fascia's and soffits for maintenance free exterior.
As you approach the property there is ample off street parking for 4 or more cars and garage with pitched roof storage.
The entrance hall has a cloakroom/WC, access to the main bedroom one with west aspect bay window and a large utility room with fitted full height cupboards, integrated washing machine and space for double fridge/freezer.
The well appointed lounge has a westerly aspect and sliding pocket doors to a separate sitting area.
A particular feature is the open plan kitchen/dining room which runs along the rear of the property. The kitchen area has a good range of wall/base cupboards, complemented by quartz working surface and island unit with ample cupboards under. There is an inset induction hob with extractor canopy and electric oven and space for dish washer. The dining area has ample seating space and double doors to the rear garden.
From the kitchen an inner hall has doors to the front and rear garden, there is a bathroom with modern suite comprising bath/shower, wash basin, WC, heated towel rail and tiled walls/flooring. Adjacent to this is bedroom four/guest room with window over the rear garden.
From the sitting area there are stairs to the first floor. Bedroom two has a west facing dorma window with distant views towards Seaford Head and wardrobe space, whilst bedroom three has a large eves cupboard with attic storage and outlook over the rear garden.
The secluded garden is fence enclosed with a level lawn. There is a large timber studio with power, pergola and well established planting to flower beds and borders.







CELEBRATING 25 YEARS

To book an appointment to view this property or for further information please call the Seaford office on 01323 898666.

