



Total floor area 89.6 m² (964 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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A Detached Bungalow with a Swimming Pool
14, Poynings Close, Seaford, BN25 4EP



localknowledge...

The property is situated close to countryside in the favoured South East corner of the town. 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 good bus links.

moreinfo...

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inbrief...

This delightful and spacious detached bungalow offers good size accommodation throughout to include an open plan living and dining room with full height windows making the most of the sunny aspect, there is a fitted kitchen, three good size bedrooms and a modern fitted bathroom. Outside the good size rear garden has a swimming pool and well stocked borders, to the front the open plan area provides parking and access to the garage.

Style:	Detached Bungalow
Bedrooms:	3 Good Size Bedrooms
Reception rooms:	2 Reception Rooms
Area:	964 sq ft
Outside:	Large Rear Garden
Parking:	Off Road and a Garage
Energy rating:	C
Council Tax Band:	D

moredetail...

Phillip Mann estate agents are delighted to offer for sale this well presented, three bedroom detached bungalow. Situated in a popular residential area of Seaford, close to some iconic, picturesque walks and within easy reach of buses to Brighton and Eastbourne.

The entrance has a u'PVC double glazed door, a cloaks cupboard, meter cupboard and access to the loft. The open plan living room has a decorative fireplace with an inset gas fire, a radiator, TV point and full height windows and doors to the sunny rear garden.

The dining area is to the front, with a radiator and full height windows overlooking the front garden. The kitchen has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with cupboards below, there is plumbing and space for a washing machine, a cooker recess with a filtered hood above, space for an upright fridge freezer, larder style cupboards, part tiled walls and flooring and a window to the front.

There are three bedrooms; The main bedroom is a large double room with a range of built in bedroom furniture with hanging rails and inbuilt lighting and overlooks the rear. The second bedroom is a good size double room with a radiator, built in cupboards and a window overlooking the rear garden while bedroom three has a radiator and windows to the front and side.

The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a shower with a thermostatic shower over, a close coupled w/c, a wash hand basin set into a vanity unit, an extractor fan, a heated towel rail and two windows to the front.

The rear garden has a patio and a good size lawn and stocked borders with a variety of plants and shrubs as well as a timber garden shed, a greenhouse and a heated above ground swimming pool with a decked seating area.

The front garden is open plan with stocked borders and provides off road parking and access to the garage with power, lighting and an up and over door.



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666. All of our properties can be viewed at www.rightmove.co.uk



Bear in mind...

This well presented, detached bungalow offers spacious accommodation throughout, a good size, sunny rear garden and an above ground heated swimming pool!