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BED

Quiet Cul-de-Sac Location
5, Balmoral Close, Seaford, BN25 3DF

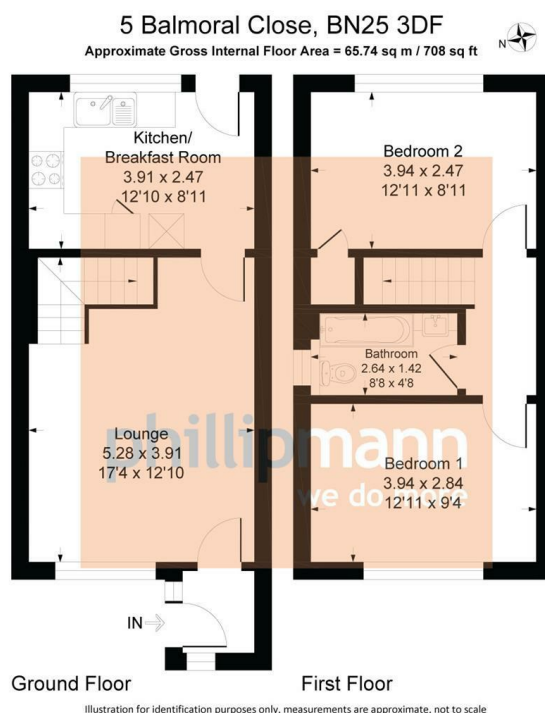


£335,000

Freehold

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inbrief...

This exceptionally well presented semi-detached property is situated in a quiet cul-de-sac in the popular Barn Rise area of Seaford and being conveniently located close to local parks, primary schools, a good local bus service and shops at the bottom of Lexden Road. Seaford town is within a mile which has a good range of shops, train station with links to Gatwick and London/Victoria and an uncommercialized esplanade and beach.

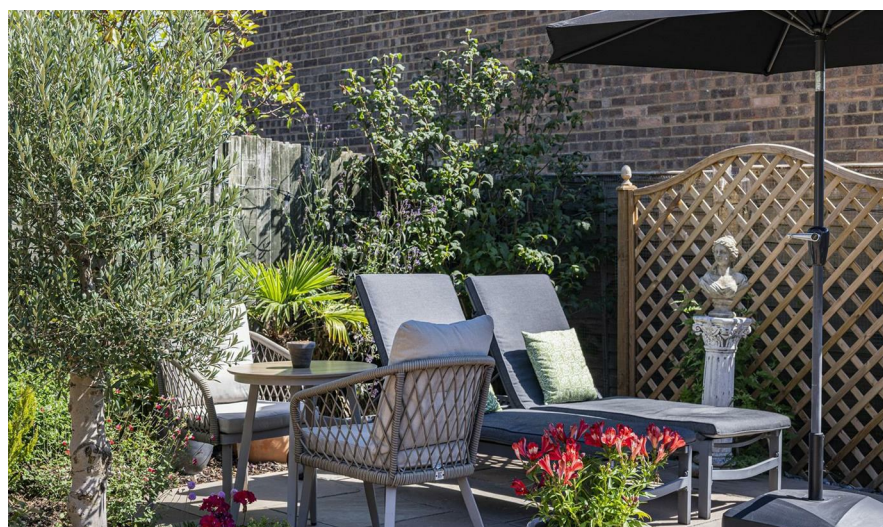
The property further benefits from double glazed windows and gas central heating with modern 'combi' boiler.

As you approach the property there is a formal front garden and driveway with off street parking for 2-3 cars. The front entrance porch has useful space for coats and shoes and leads to the lounge. There is a large westerly aspect window which brings in a lot of nature light and stairs to the first floor. The kitchen is to the rear of the property and has access onto the patio and garden. We fitted with a range of wall and base cupboards, complemented by ample working surface with inset sink, gas hob with extractor hood and electric oven, appliance space for washing machine, dish washer and fridge/freezer.

On the first floor landing there is loft access and bathroom/WC comprising bath with glass shower screen and electric shower, WC, wash basin in vanity unit, heated towel rail, tiled walls and side window.

Bedroom one has a windows with westerly aspect and distant views. Bedroom two has views towards the 'iconic' Seaford Head and a recessed linen cupboard.

Outside the rear garden has a wrap around patio, timber shed and gated side access. There is a fence enclosed lawn with well stocked flower borders and additional patio at the bottom of the garden ideally situated to catch the last of the evening sun!



Energy Rating - C

Council Tax Band - C

moreinfo...



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