

3
BED

A Modern Semi-Detached Family Home

49, St. Crispians, Seaford, BN25 2DY



Price £325,000

Freehold

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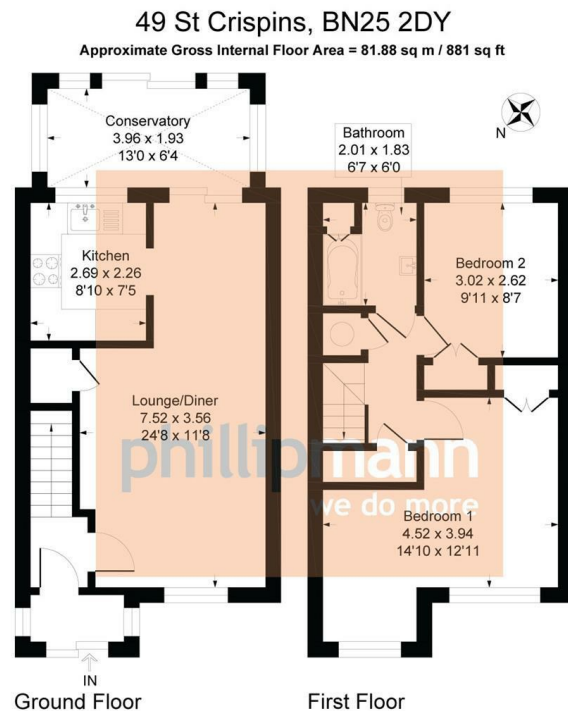


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann estate agents are pleased to offer for sale this well presented, modern, 2 bedroom, semi-detached family home. Situated in a popular residential area of Seaford, close to local shops, a mainline train station and within easy reach of the beach.

The property benefits from gas fired central heating, double glazing, low maintenance gardens and a garage located nearby. The enclosed entrance porch leads to the hallway with a radiator. The living room is a good size room with a decorative fireplace with inset electric fire, a radiator, understairs cupboard and window to the front. The dining area is to the rear and gives access to the rear conservatory which has a tiled floor, electric heater and doors to the rear garden.

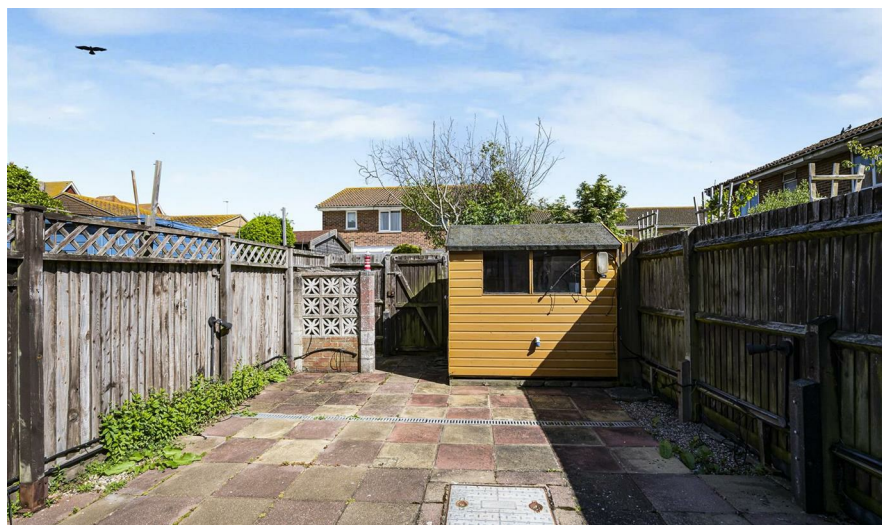
The kitchen has been fitted with a range of wall and base units comprising a sink and drainer unit with mixer taps and cupboards below, a cooker recess, plumbing and space for a washing machine and dishwasher, integrated fridge freezer, a wall mounted boiler, part tiled walls and a window overlooking the rear.

There are stairs to the first floor with access to the loft which has been boarded and insulated, an airing cupboard and storage cupboard. The main bedroom is a good size double room with two radiators, built in wardrobes and two windows overlooking the front. The second bedroom is a double room with built in cupboards with hanging rails and shelving and a window overlooking the rear.

The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a shower over, close coupled w/c, pedestal wash hand basin, a heated ladder towel rail, tiled walls and a window to the rear.

Outside, the rear garden is low maintenance with a timber garden shed, timber fencing and rear access. The front garden is open plan with well stocked borders.

There is a garage located nearby with an up and over door.



Council Tax Band: C

Energy Rating: D

moreinfo...



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