

3
BED

Cul-De-Sac Location
27, Bodiam Close, Seaford, BN25 3TS



£355,000

Freehold

phillipmann
we do more

www.phillipmann.com

27 Bodiam Close, BN25 3TS
Approximate Gross Internal Floor Area = 82.95 sq m / 893 sq ft

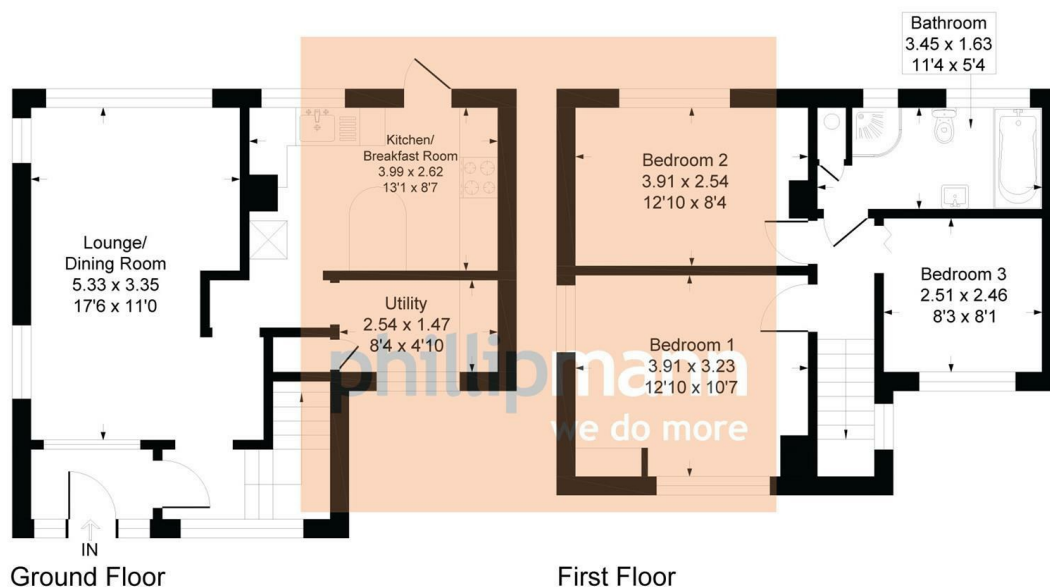


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

This well presented semi-detached house is located in a pleasant cul-de-sac just off Walmer Road and is within convenient access to a local shop/post office, recreation ground, good local primary schools and a regular bus service into Seaford town, Brighton and Eastbourne. Further benefits of the property include double glazed replacement windows, gas central heating with modern boiler, solar panels providing cheap rate electricity, ample parking and low maintenance rear garden.

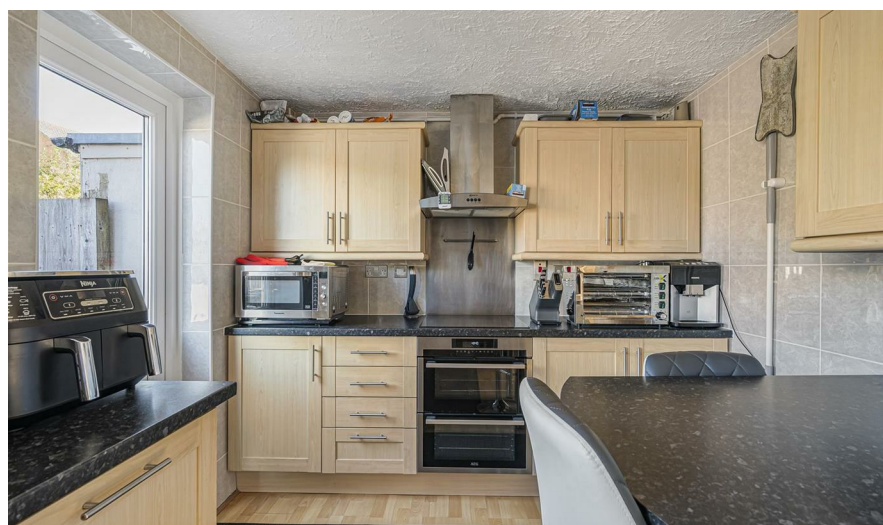
As you approach the property there is block paved off street parking for 2/3 cars, outside tap and gated side access. The entrance porch has good space for coats and shoes and inner door to the entrance hall with picture window and stairs to the first floor.

The lounge/dining room has dual aspect windows looking over the rear garden, whilst the adjacent kitchen is fitted with a good range of wall and base cupboards, complemented by ample working surface and breakfast bar. There is an inset sink. AEG induction hob with extractor canopy and electric double oven. There is an integrated dish washer and space for American style fridge/freezer, window and door to rear garden. The separate utility room has further appliance space, under stair store cupboard and wall mounted 'Vaillant' central heating boiler.

On the first floor the family bathroom comprises bath, wash basin, WC, separate shower cubicle with electric shower, heated towel rail and airing cupboard.

Bedroom one has dual aspect windows over Bodiam Close and the green, bedroom two is also a good double, has loft access with ladder and window over rear garden, whilst bedroom three also has an outlook over Bodiam Close.

The rear garden is designed for easy maintenance and has patio area and artificial grass, external power and tap and is fence enclosed with a westerly aspect.



Energy Rating - C

Council Tax Band - C

moreinfo...



Phillip Mann Seaford Office
1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

To see more details on this & all our homes go to
www.phillipmann.com