

18 Farm Close, BN25 3RZ

Approximate Gross Internal Floor Area = 115.64 sq m / 1245 sq ft

Garage Area = 11.04 sq m / 119 sq ft

Total Area = 126.68 sq m / 1364 sq ft

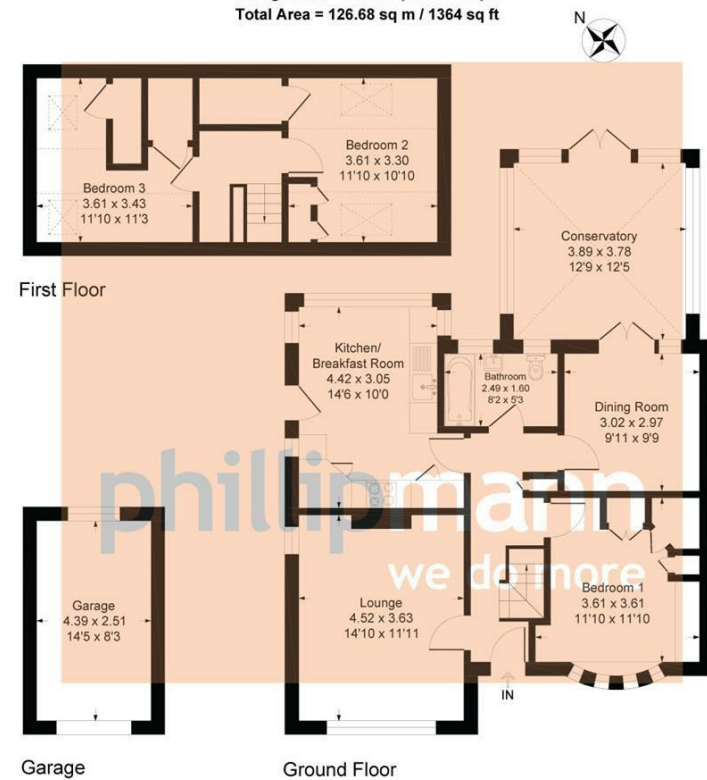


Illustration for identification purposes only, measurements are approximate, not to scale

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Semi Detached Chalet Style Property  
18, Farm Close, Seaford, BN25 3RZ



## localknowledge...

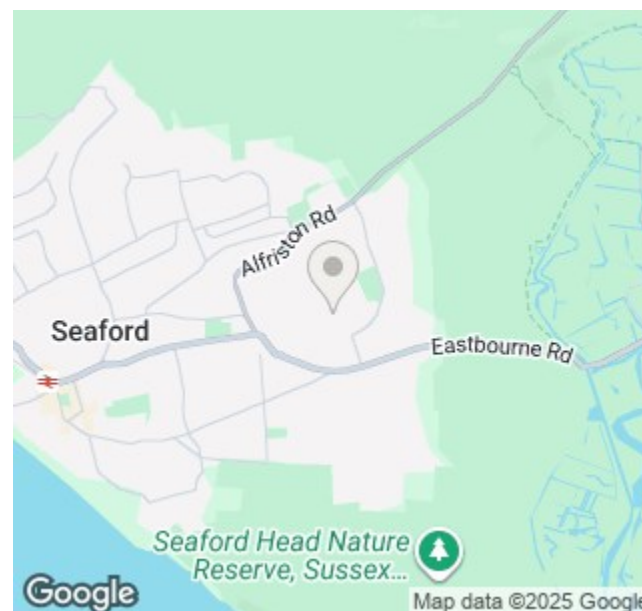
Farm Close is a quiet no-through road in Seaford, about a mile from Seaford town and the train station. There are buses close by, a local shop and schools located within a short distance. Seaford is a vibrant town with a variety of shops, pubs and restaurants and uncommercialised seafront.

## moreinfo...

Phillip Mann Seaford Office

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01323 898666

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# inbrief...

Offering spacious, versatile accommodation throughout this well presented chalet style property has a good size living room, a well appointed kitchen diner, a principle bedroom downstairs with a second bedroom or dining room, a family bathroom and large part brick conservatory to the rear garden. Upstairs there are two further bedrooms and useful eaves storage cupboards. Outside there are landscaped gardens, a low maintenance front garden, off road parking and a garage.

|                   |                                     |
|-------------------|-------------------------------------|
| Style:            | Semi Detached Chalet Style Property |
| Bedrooms:         | 3-4 Bedrooms                        |
| Reception rooms:  | 2-3 Reception Rooms                 |
| Area:             | 1364 SQ FT                          |
| Outside:          | Landscaped Gardens                  |
| Parking:          | Off Road and a Garage               |
| Energy rating:    | C                                   |
| Council Tax Band: | C                                   |

# moredetail...

Phillip Mann estate agents are pleased to offer for sale this well presented, semi-detached chalet style property. Offering versatile living accommodation, a landscaped rear garden, off road parking and a garage.

The entrance hall has a radiator and a storage cupboard. The living room which is to the front of the property has a decorative fireplace with an inset gas flame effect fire, a T.V point, a radiator, a window to the side and a large window to the front.

The kitchen has been fitted with a good range of oak fronted wall and base units comprising a sink and drainer unit set into the working surface, there is plumbing and space for a washing machine, a dishwasher and undercounted fridge and freezer, a built in cooker with gas hob above and filtered hood over, a larder style cupboard housing a modern boiler.

The principle bedroom is to the front and has a good range of built in bedroom furniture to include full height wardrobes, a dressing table and drawers. The second bedroom on the ground floor is currently being used as a dining room and has direct access to a part brick built conservatory with windows to all sides and doors to the rear garden. The family bathroom has been fitted with a white suite comprising a panel bath with a thermostatic shower over, a pedestal wash hand basin, close coupled w/c, fully tiled walls and floor, a radiator and two windows to the rear.

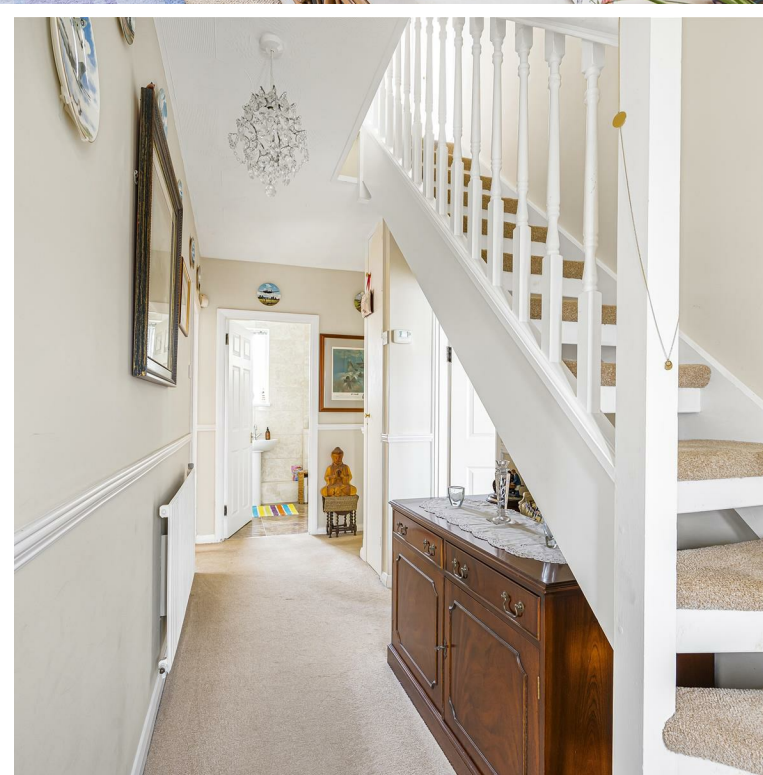
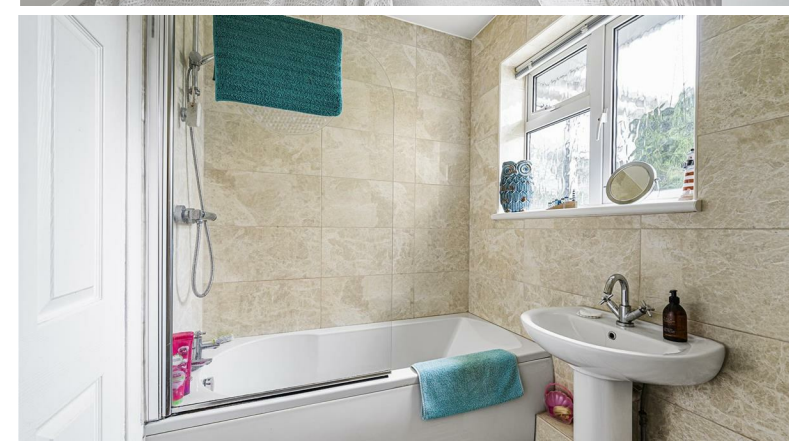
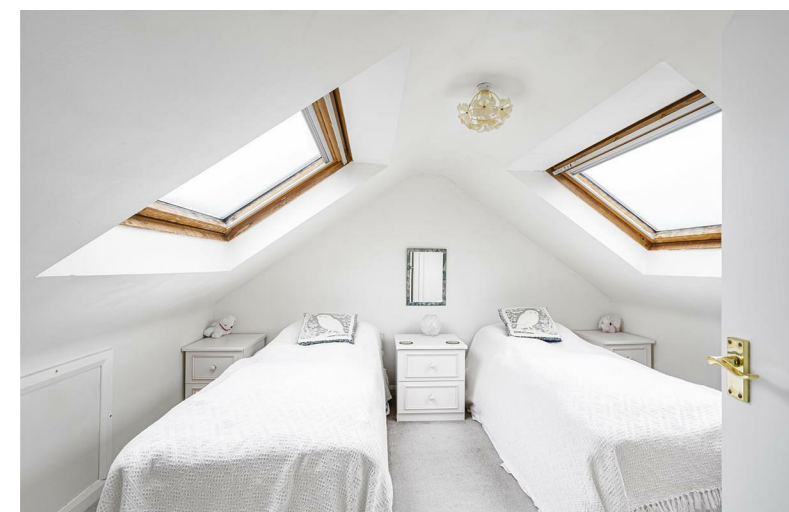
There are stairs to the first floor landing which leads to two further bedrooms. Bedroom three has built in storage cupboards and Velux window to the front and rear. The fourth bedroom has eaves storage cupboards, a radiator and Velux windows to the front and rear.

Outside there is a landscaped rear garden with a paved seating area, a level lawn, well stocked borders with a variety of plants and shrubs, a timber garden shed, a fish pond and side access.

The front garden is open plan with a lawn and stocked borders, plenty of off road parking and access to the garage with up and over door.



For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com). All of our properties can be found at [www.rightmove.co.uk](http://www.rightmove.co.uk)



**Bear in mind...**  
This property offers good size accommodation throughout to include a large conservatory opening onto the well maintained and landscaped rear garden.