

3 Aquila Park, BN25 4QA

Approximate Gross Internal Floor Area = 159.63 sq m / 1718 sq ft

Garage Area = 28.72 sq m / 309 sq ft

Total Area = 188.35 sq m / 2027 sq ft

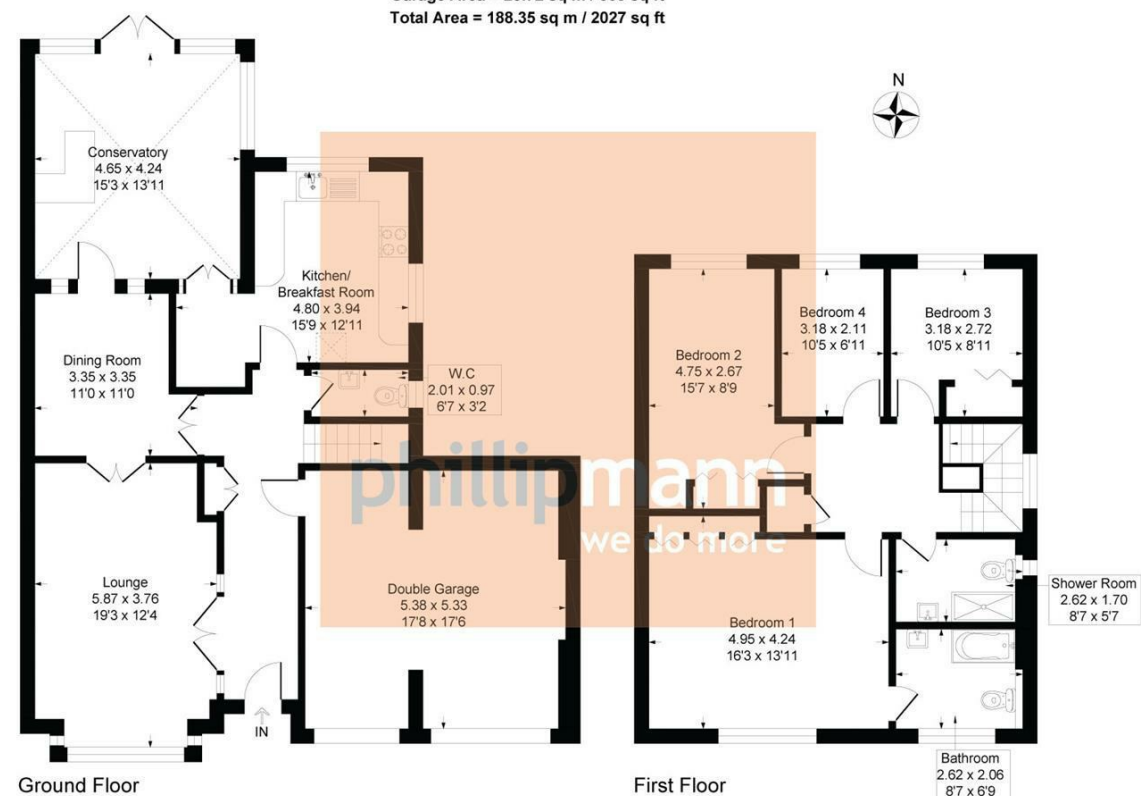


Illustration for identification purposes only, measurements are approximate, not to scale

4

BED

A Modern Detached Family Home

3, Aquila Park, Seaford, BN25 4QA



localknowledge...

The property is in a residential close in the favoured south east corner of the town and within easy access to the A259 coast road. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront.

moreinfo...

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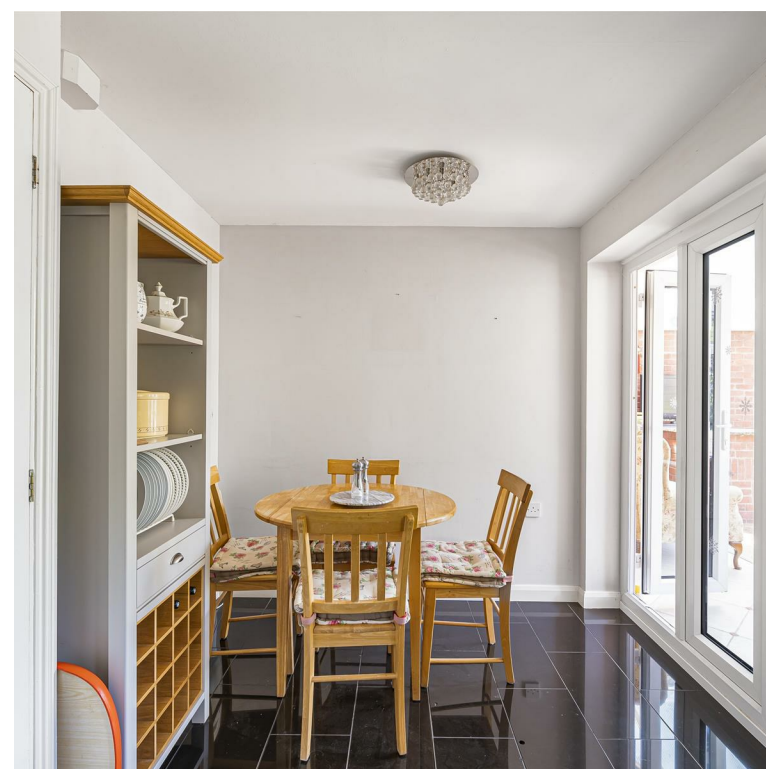
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inbrief...

A spacious, modern detached family home. The accommodation includes a large living room, a dining room, part brick built conservatory and a downstairs cloakroom. Upstairs there are 4 bedrooms; the principle bedroom is a large room with built in wardrobes and an en-suite bathroom, there are three further rooms and a family shower room. Outside there are mature gardens, an outside tap, greenhouse and side access, to the front there is off road parking and access to the double garage.

Style:	Modern Family Home
Bedrooms:	4 Bedrooms
Reception rooms:	3
Area:	2027 sq ft
Outside:	Landscaped Gardens
Parking:	Parking and Double Garage
Energy rating:	C
Council Tax Band:	F



Bear in mind...

The property features a double garage with up and over doors, power and lighting as well as a useful utility area with plumbing and space for a washing machine and tumble dryer.

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moredetail...

An opportunity to purchase this well presented, modern, 4 bedroom detached family home. The property benefits from gas central heating, double glazing throughout, a large conservatory, a landscaped rear garden, a double garage and no ongoing chain.

The spacious entrance has a u'PVC door, a cloaks cupboard and a courtesy door to the garage. The cloakroom has been fitted with a white suite comprising a close coupled w/c, a wall mounted wash hand basin, a radiator and a window to the side. The living room is a good size with a decorative fireplace with an inset gas fire, a TV point, a bay window to the front and doors to the dining room.

The dining room is a good size room with doors leading to the conservatory which is part brick built and has a vaulted roof, windows to three sides and doors to the sunny rear garden. The spacious kitchen diner has been fitted with a good range of wall and base units comprising a sink and drainer unit set into the working surface with cupboards below, there is an integrated dishwasher, double fitted ovens and a gas hob above with a filtered hood over, space for a upright fridge freezer, part tiled walls and a tiled floor. There is a window to the rear, a door to the side and doors leading to the conservatory.

There are stairs to the first floor landing with loft access, a linen cupboard and a window to the side. The main bedroom is a large double room with built in wardrobes and overlooks the front. The en-suite has a panel bath with a thermostatic shower over, a close coupled w/c and a sink set into a vanity unit, a heated ladder towel rail, tiled walls and a window to the front. The second bedroom is a double room with built in wardrobes and overlooks the rear, bedroom three also benefits from built in wardrobes while bedroom four overlooks the rear. The shower room has an enclosed shower, close coupled w/c, a wash hand basin set into a vanity unit, heated ladder tower rail, an extractor fan and has a window to the side.



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