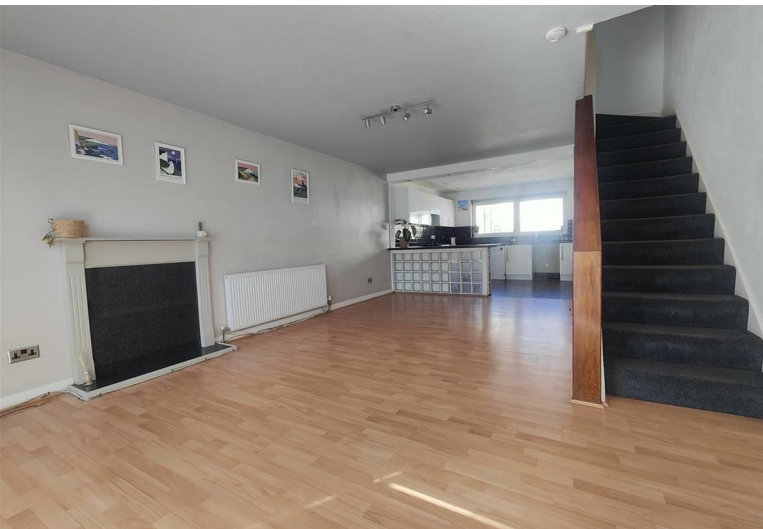


3  
BED

# A Terraced Family Home Close to Town

11, St. Johns Road, Seaford, BN25 1JW

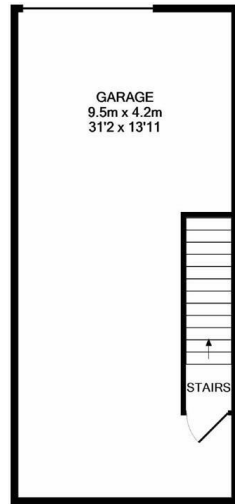


Price £320,000

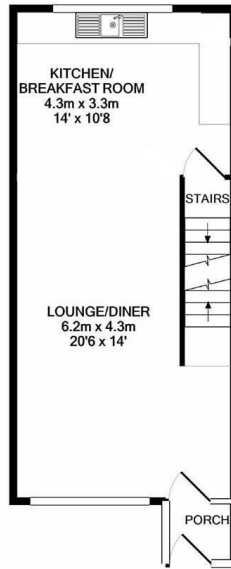
Freehold

**phillipmann**  
we do more

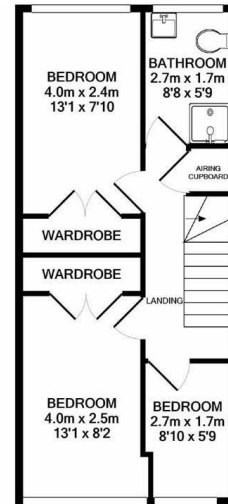
[www.phillipmann.com](http://www.phillipmann.com)



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.4 SQ.M.  
(435 SQ.FT.)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 42.0 SQ.M.  
(452 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.2 SQ.M.  
(422 SQ.FT.)

TOTAL APPROX. FLOOR AREA 121.6 SQ.M. (1309 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, mid terraced, 3 bedroom family home. Situated close to town, within easy access to the buses, train station and a short walk to the beach.

The property benefits from gas central heating, double glazing, off road parking and NO ONGOING CHAIN.

The entrance with an enclosed porch has a u'PVC double glazed door and glazed side panel. The open plan living room has a decorative fireplace with wood surround, two radiators and a full height window to the front.

The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer with mixer taps and cupboards below. There is a built in electric oven, a four ring gas hob above and hood over. There is plumbing and space for a washing machine, a dishwasher and further appliance space, further working surfaces, a wall mounted boiler, tiled splashbacks and a window overlooking the rear.

The cloakroom has been fitted with a close coupled w/c, a wall mounted wash hand basin, tiled walls and an extractor fan.

There are stairs to the first floor with loft access and an airing cupboard. There are three bedrooms; the main bedroom has built in wardrobes, a radiator and overlooks the rear. Bedroom two is a good size bedroom with built in wardrobes and overlooks the front while the third bedroom has a radiator and overlooks the front.

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

On the lower ground floor there is a good size room which was previously the garage, this room can be used as a multitude of things, from a gym, an office or study space, or an additional bedroom. There is a door and a windows with rear access with off road parking. The front garden is open plan and low maintenance.

Offered for sale with NO CHAIN.



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](http://www.phillipmann.com)