



The Shannon
Apartments 128, 130, 132, 134 (h), 136 (h) & 138 (h)

Kitchen	3.535m x 3.257m (max)	11'7" x 10'8" (max)
Living/Dining Room	5.402m x 3.995m (max)	17'9" x 13'1" (max)
Bedroom 1	3.544m x 3.362m (max)	11'8" x 11'0" (max)
En Suite	2.167m x 1.620m (max)	7'1" x 5'4" (max)
Bedroom 2	3.995m x 3.010m (max)	13'1" x 9'11" (max)
Bathroom	2.258m x 2.062m (max)	7'5" x 6'9" (max)

localknowledge...

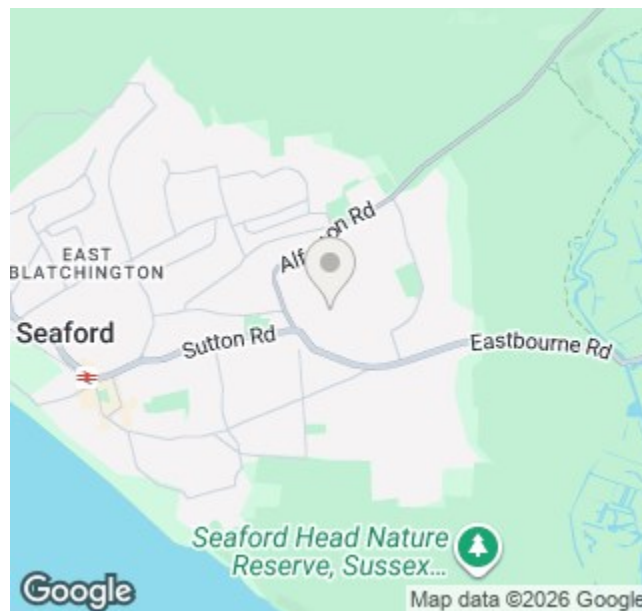
The property is situated in the popular Bellway Development in Seaford, within 1.2 miles to the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

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



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BED

"Stunning Immaculate Two Bedroom Flat!"
Flat 3 5, Newlands Place, Seaford, BN25 4FA



we do more...
keeping
customers
happy

No.1 sellers
in Seaford, Newhaven
and Peacehaven

Price £325,000

Leasehold - Share of Freehold

phillipmann
we do more

inbrief...

A Immaculate two bedroom first floor flat situated in a popular spot in Seaford. The property benefits from two double bedrooms, family bathroom with a W/C, en-suit shower room with W/C, Modern Kitchen, Lounge / Diner and a South Facing Balcony.

Style:	Two Bedroom First Floor Flat
Bedrooms:	2 Double Bedrooms
Reception rooms:	Kitchen/Lounge/Diner
Area:	Measurement Available on Advert
Outside:	South Facing Balcony
Parking:	Allocated Parking
Energy rating:	B
Council Tax Band:	C

moredetail...

Phillipmann Estate Agents are delighted to offer for sale this immaculate two bedroom first floor apartment situated in this extremely convenient and popular location just north of the A259 main road. Close to Downs Leisure Centre, a parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are close-by. ALSO PENDING SHARE OF FREEHOLD!

The flat benefits from modern double glazing, Amtico wooden flooring, gas central heating, allocated parking, ample storage space, Southerly aspect balcony with unbelievable views of Seaford Head and also mobile phone entry intercom. Entering the flat the boiler cupboard is immediately in front of you which houses the incredibly new 'Vaillant' Combi boiler and extra storage.

Bedroom two is on your left which is a generous double bedroom overlooking the rear and includes brand new built in wardrobes with ample space for extra freestanding furniture and has been carpeted with a modern beige tone.

Following through the hall, there is a utility cupboard housing the washer / dryer with lighting and extra shelving installed which makes great use of space.

The family bathroom is next on your right, the stunning modern suite has been part-tiled and includes low-level W/C, bath with plumbed in overhead shower, wash-hand basin, heated towel rail and two mirrored medicine cabinets.

Bedroom one is again a very generous double bedroom with views towards Seaford Head, including space for chest of drawers, new beige carpet, bedside tables, dressing table and fitted wardrobes. An ensuite shower-room is included and which is fully tiled and benefiting from a low-level W/C and wash-hand basin. Finally, the stunning open plan, Kitchen - Lounge - Diner is of a tremendous standard with upgraded worktops, integrated dishwasher, fridge-freezer, upgraded gas hob and electric oven. The lounge has plenty of size for furniture with patio doors to the balcony to soak in the sun and the views.



To Book An Appointment Please Call
01323 898666 Or Email
Seaford@phillipmann.com

What the owner says...

"The view sells itself, I have loved this flat and so will the new owners!"



Bear in mind...

This flat includes two double bedrooms, two bathrooms, upgraded kitchen, lounge, diner with stunning views!

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