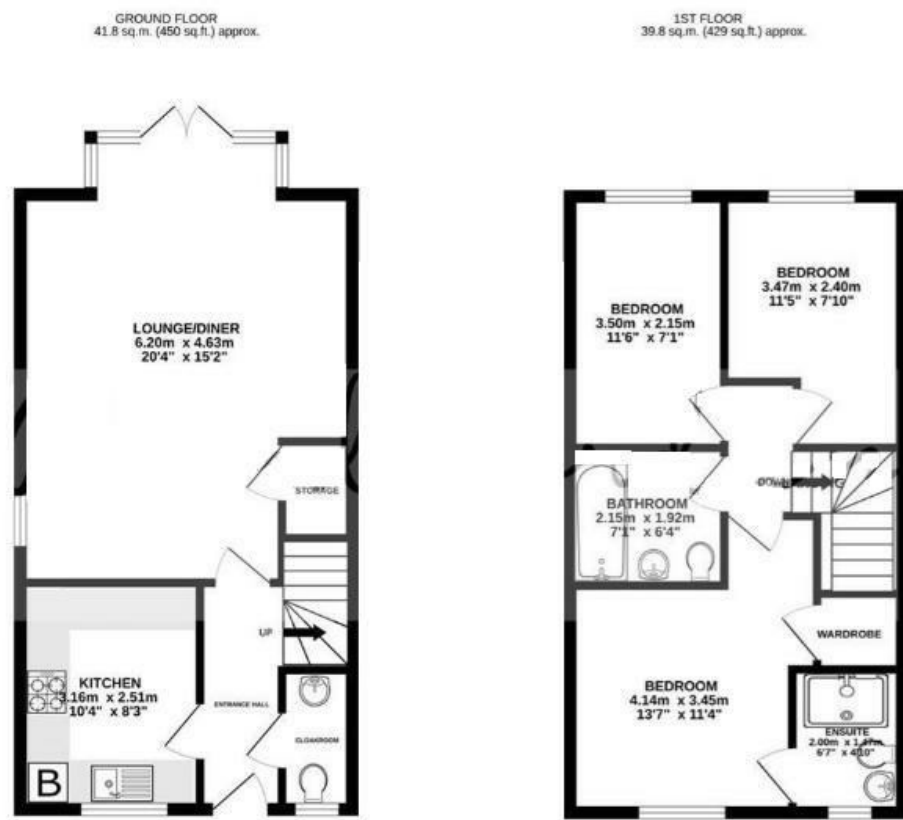




10 MONTGOMERY WAY SEAFORD
TOTAL FLOOR AREA: 81.7 sq.m. (879 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan compared to the actual measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mergen 10/25

3
BED

Great Family Home In Immaculate Condition
10, Montgomery Way, Seaford, BN25 4EW



localknowledge...

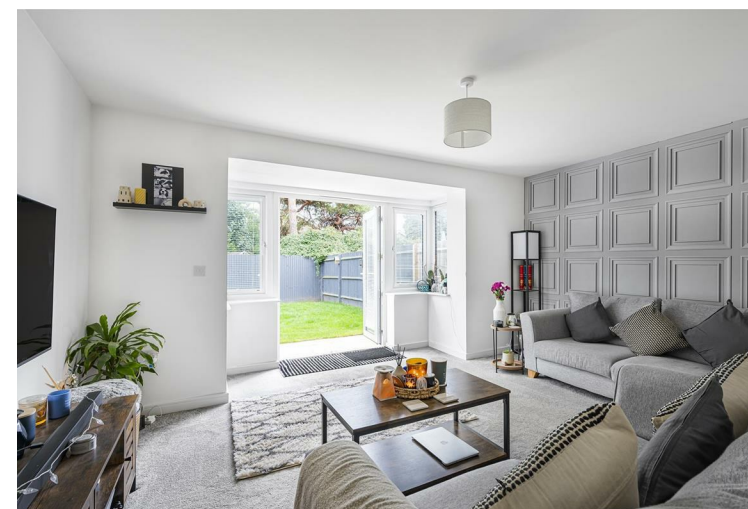
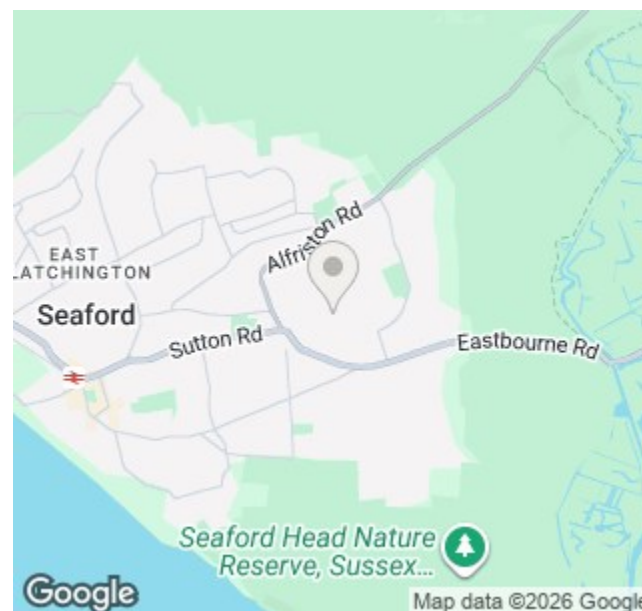
The property is situated in the popular Bellway Development in Seaford, within 1.2 miles to the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles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

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
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inbrief...

A Immaculate three bedroom Semi-Detached house situated in a popular spot in Seaford. The property benefits from three double bedrooms, family bathroom with a W/C, en-suit shower room with W/C, Cloakroom W/C, Modern Kitchen, Lounge / Diner and a South Facing Garden.

Style:	Semi-Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	81.7 SqM / 879 Sq Ft
Outside:	South Facing Garden
Parking:	Double Driveway
Energy rating:	B
Council Tax Band:	D

moredetail...

Phillipmann Estate Agents are delighted to offer for sale this immaculate semi-detached three bedroom property with a south facing garden, built in 2022 by Bellway this property benefits from NO ONGOING CHAIN, driveway for two vehicles, EV Charging, gas central heating, Upvc double glazing and includes a 10 Year NHBC Warranty.

Entering the property you will find a downstairs cloakroom fitted with a wash-hand basin, low level W/C and is part-tiled throughout. Directly opposite the kitchen can be located, fitted with multiple base and wall hung units, four-ring gas hob, stainless steel sink drainer, integrated appliances such as dishwasher, washing machine fridge-freezer and eye-level oven.

Heading into a spacious Lounge / Diner which benefits from a large understairs storage cupboard, space for a generous dining table, multiple sofa arrangements, tv points, bay window with French doors to the rear garden. This room is perfecting for hosting and a great social space for families and friends to enjoy! Upstairs, the family bathroom is spacious and fitted with a lovely white suite, part-tiled that includes bath with plumbed in up and over shower, sink vanity unit, low level W/C, extractor fan and a heated towel rail.

Bedroom one is a spacious double bedroom with a built in storage cupboard with lighting, chest of drawer space, extra wardrobe space and an ensuite shower-room which includes walk-in shower cubicle, wash-hand basin, extractor fan and a low level W/C.

The loft is accessible via a hatch in the hallway and is part boarded throughout.

Bedroom two is on your right as you head back down the hall which is again another double bedroom, with ample furniture space. Finally, bedroom three is directly opposite and is a double room or a great office space for anyone needing to work from home.

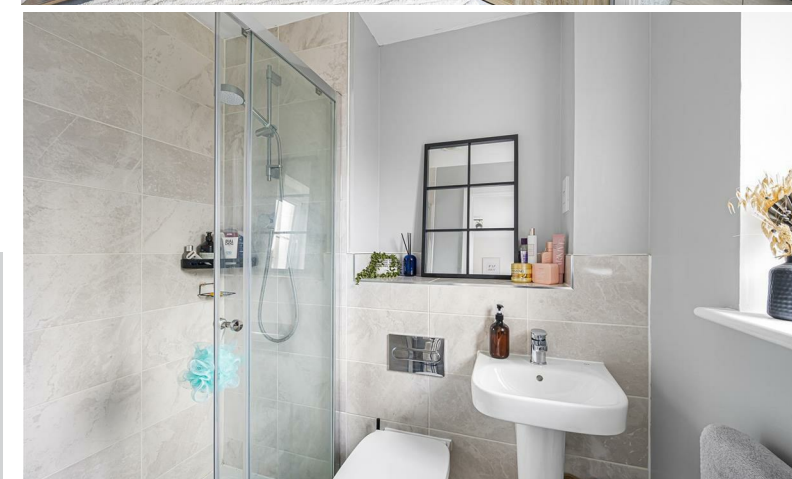
Outside is a sunny southerly aspect rear garden which is mainly lawn, but includes shed storage space, side access gate to the front and is very private.



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

What the owner says...

"We have enjoyed our time here, it is a lovely development and very welcoming."



Bear in mind...

This property is a new build and still has NHBC Warranty, it also benefits from a double driveway, EV Charging and a South Facing garden.