

4 Mallett Close, BN25 1JE  
Approximate Gross Internal Floor Area = 104.4 sq m / 1124 sq ft

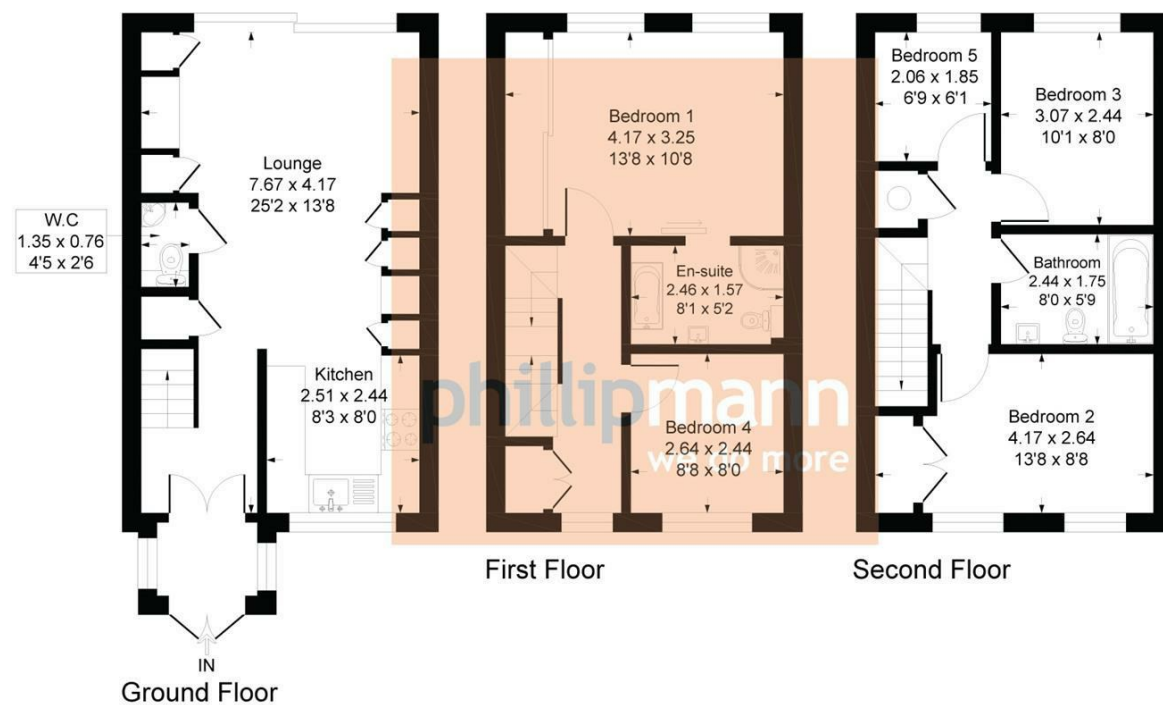


Illustration for identification purposes only, measurements are approximate, not to scale

## localknowledge...

The property is located a stones throw away from Seaford seafront and also within walking distance to the main town centre, Railway Station and the regular bus service to Brighton and Eastbourne.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

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**Beautiful Property In A Great Location!**

4, Mallett Close, Seaford, BN25 1JE



**Price £450,000**

Freehold

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## inbrief...

This four bedroom townhouse is situated in a great location, benefiting from a huge modernisation, lovely open-plan living, driveway, low maintenance garden, close to town, local schools and the beach this property is a great option!

Style:	Central Townhouse
Bedrooms:	Four Bedrooms
Reception rooms:	Kitchen, Lounge, Diner
Area:	104.4 SQ M / 1124 SQ FT
Outside:	Low Maintenance Rear Garden
Parking:	Driveway
Energy rating:	B
Council Tax Band:	C

## moredetail...

Phillipmann Estate Agents are delighted to offer for sale this exquisite example of a Seaside Townhouse. A popular option on Airbnb could be your very own! This property benefits from new double glazing, modern gas central heating controlled via Nest, a maintenance free rear-garden, double driveway with potential to install an EV Charger. The property is situated within a stone's throw to the beach, close to town and local shops and schools.

As you enter the property you will be welcomed into a porch big enough for all needs, following through into the Open-Plan Kitchen, Lounge, Diner which has been modernised tremendously. The Kitchen includes multiple base and wall hung units, integrated fridge-freezer, dishwasher, NEFF double oven and induction hob with electric cooker hood, inset sink and space for a washing machine. Within the same room you will find the living room which has ample space with a lovely built-in media wall and sliding patio doors to the rear garden. Under the stairs is a W/C which has been hidden well and includes a low-level W/C and a corner wash-hand basin, you can also find built-in storage.

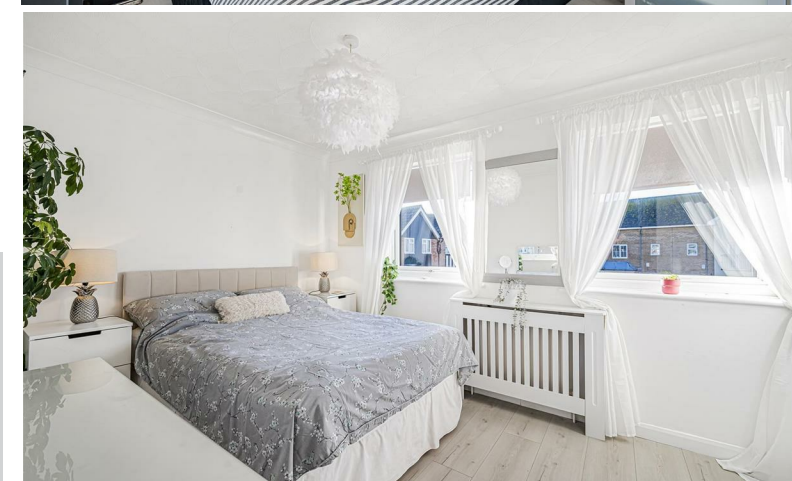
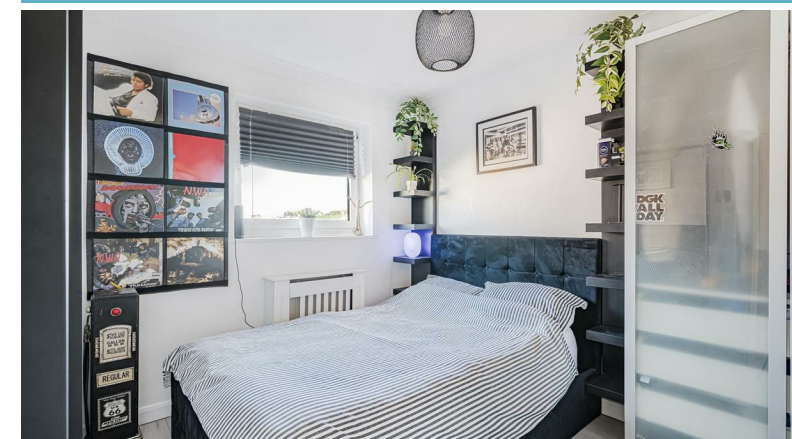
Heading to the first floor, bedroom one is on your left which is a great sized double bedroom with a large built-in wardrobe with shelving and a dressing area. The en-suite bathroom has been added to a high spec including a walk-in shower and a standalone double-ended bath with floor-mounted taps; the room also includes a W/C and a wash-hand basin.

The family snug or bedroom five can be found next down the hall which is a great space for anyone looking to relax. On the top floor, bedroom four is on your left which is a great guest room or extra study. You will also find the main family bathroom which has been part-tiled and includes a bath with shower mixer taps, W/C and a wash-hand basin.

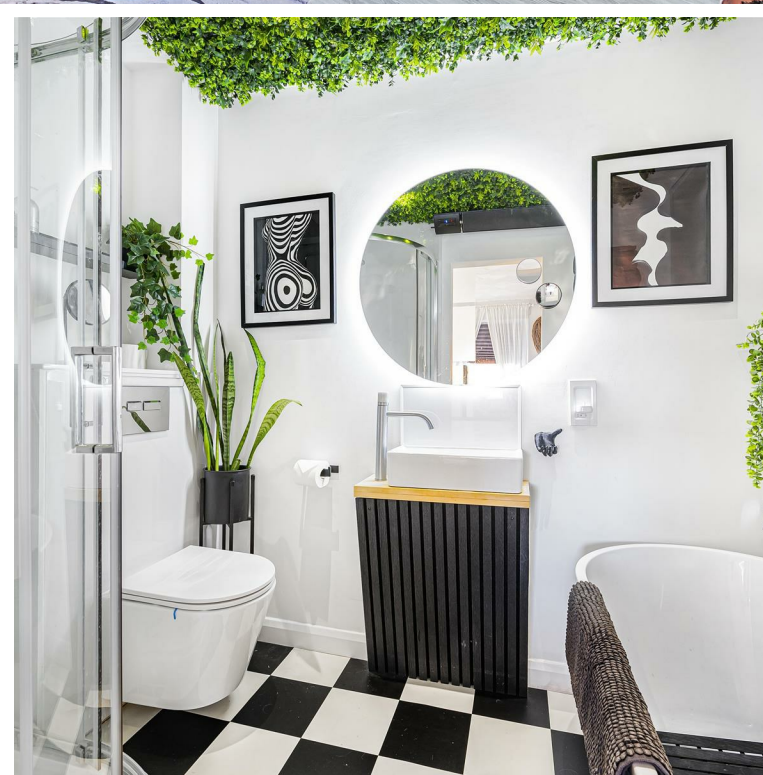
Bedroom three is a good size double with ample furniture space and bedroom two is also again a large double with space for a chest of drawers and a built-in wardrobe is included.

## What the owner says...

"The location is great, being so close to everything makes a massive difference."



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



## Bear in mind...

This property has been modernised to a great standard, the open-plan living gives a great social space.