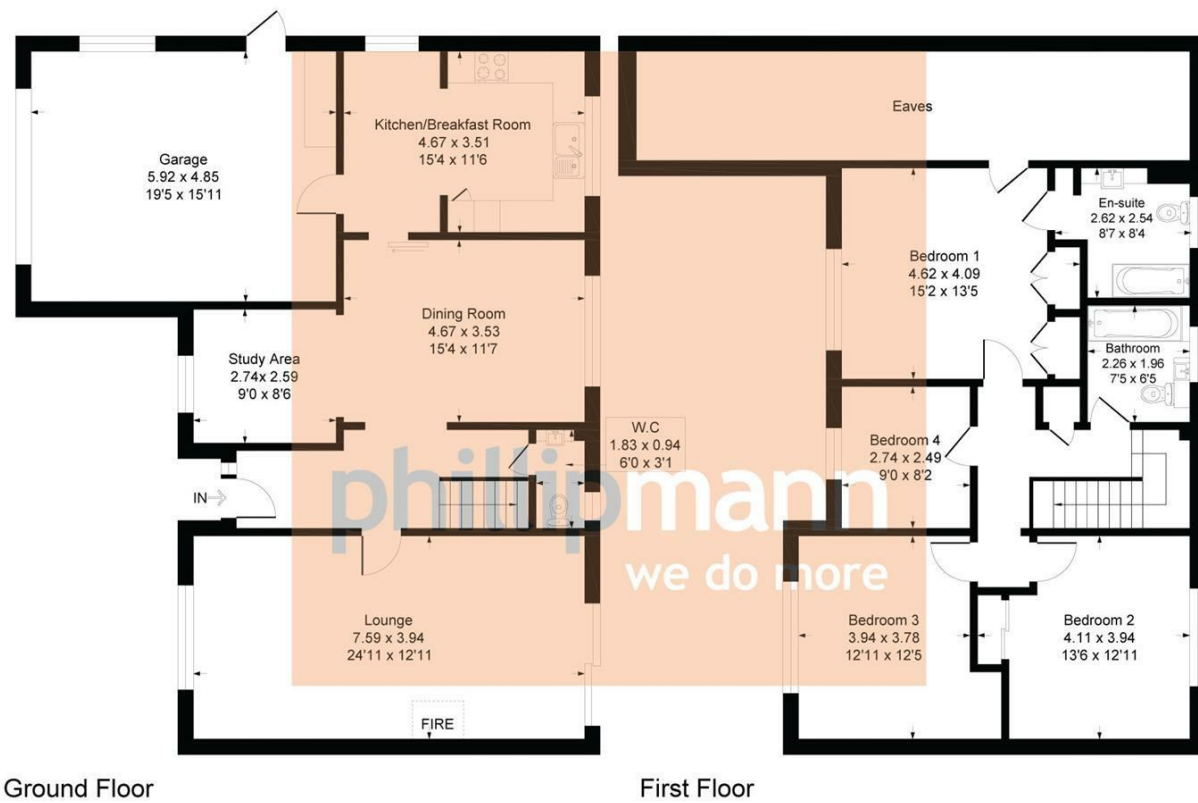


8 Sunningdale Close, BN25 4PF
 Approximate Gross Internal Floor Area = 191.57 sq m / 2062 sq ft



Ground Floor

First Floor

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

4
BED

Sought After Cul-de-Sac Location
 8, Sunningdale Close, Seaford, BN25 4PF



localknowledge...

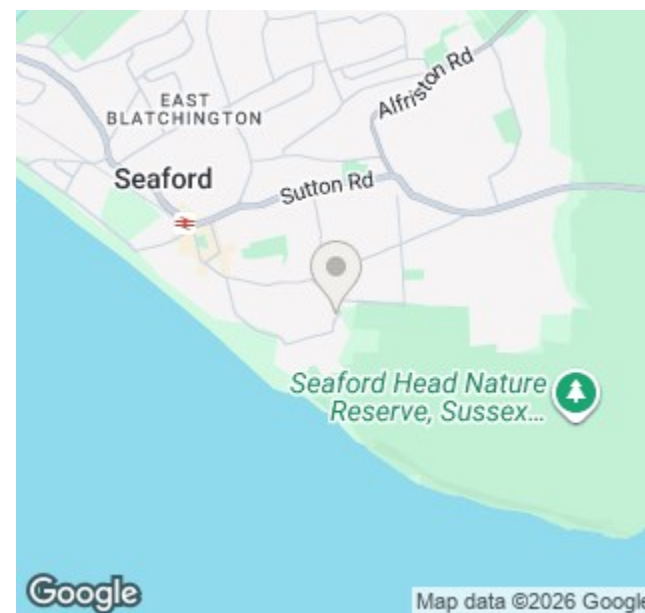
Sunningdale Close is a pleasant cul-de-sac at the bottom of Southdown Road on the approach to Seaford Head golf course. Seaford town which has a good range of shops, tea rooms and restaurants along with train station and beach are within a quarter of a mile, whilst picturesque walks on the iconic South Downs are on your door step.

moreinfo...

Phillip Mann Seaford Office

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

This well presented detached property is located in a pleasant cul-de-sac in the sought after south/east corner and has spacious open plan living comprising lounge, dining room, study area, kitchen, 4 bedrooms, family bathroom, en-suite, cloak room/WC, double integral garage and south facing garden.

Style:	Detached House
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge & Dining Room
Area:	191.57 SQ M/2062 SQFT
Outside:	South Facing Garden
Parking:	Double Garage
Energy rating:	D
Council Tax Band:	G

moredetail...

This charming detached house is located in the sought after south/east corner of Seaford, in a pleasant cul-de-sac with lovely south aspect views over the Seaford Head golf course and towards the iconic Seaford Head. The property is well presented with open plan living having been updated by the current owners to include a 'Shaker' style kitchen, modern combi boiler, double glazed windows and modern bathroom suites.

As you approach the property there is a formal front lawn and block paved driveway with parking to the double garage which has an electric roller door, utility area with appliance space and door to side access along with integral door to the kitchen. The entrance hall has solid oak flooring which flows through into the principal rooms. There is a cloakroom/WC and stairs to the first floor.

The lounge runs front to back of the property and has a feature log burner which makes a nice focal point and full width patio doors out to the rear garden.

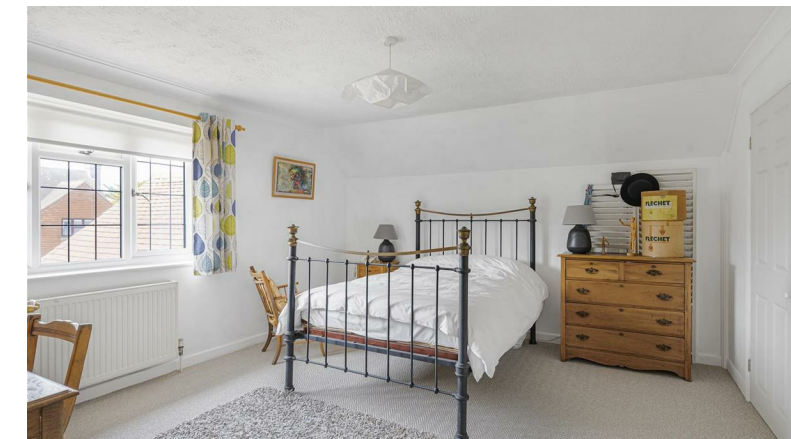
Across the hall the open plan dining room has views over the garden and a recessed study area, ideal for working from home. The well appointed kitchen has an extensive range of wall/base cupboards, complemented by oak working surface with inset enamel sink unit, ceramic hob with extractor, double electric oven, integrated dish washer and dual aspect windows with a pleasant outlook over the garden.

On the first floor landing there is a picture window with distant views over the golf course, airing cupboard and loft access. The family bathroom is fitted with a modern contemporary style suite with a shower over the bath.

The main bedroom has a range of built in wardrobes and good size en-suite bathroom with shower.

There are two further good double bedrooms with wardrobes and the fourth bedroom would make an ideal nursery or office.

A particular feature is the level rear garden which has a favoured south aspect and lovely views over the golf course towards Seaford Head. There is established planting and seating areas.



For an appointment to view this property or for further details please contact the Seaford office on 01323 898666.

