

3  
BED

Close To Town And The Main Train Station!

45, St. Crispians, Seaford, BN25 2DY

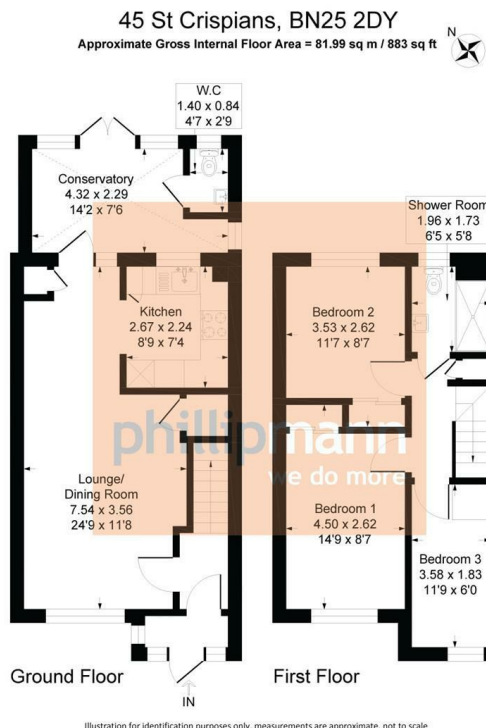


Price £325,000

Freehold

**phillipmann**  
we do more

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



## inbrief...

A charming three-bedroom home with sea views. The town center, beach, and mainline station are all easily accessible on foot from this highly convenient location. The property benefits from, gas central heating, garage in block, solar panels, double glazing and is being sold with NO ONGOING CHAIN.

**LOUNGE / DINER - 24'9 x 11'8**

Entering the property, on your left is a large front to back Lounge / Diner which has wood effect flooring laid recently with plenty of space for multiple pieces of furniture.

**KITCHEN - 8'9 x 7'4**

The Kitchen has been refitted and includes multiple base and wall hung units, tiled splashbacks, fridge-freezer space, dishwasher space, stainless steel sink drainer, double oven and washing machine space.

**CONSERVATORY - 14'2 x 7'6**

The conservatory was put on by the current owners and is a great space for extra dining if needed or a possible office space with patio doors out to the rear courtyard garden. Furthermore, there is a extra W/C with wash-hand basin.

**BEDROOM ONE - 14'9 x 8'7**

Heading upstairs, bedroom one is a generous double bedroom overlooking the front of the property with lovely sea views. It includes built-in storage cupboards with plenty of space for additional furniture.

**BEDROOM TWO - 11'7 x 8'7**

Bedroom two overlooks the rear of the property and is a great sized double bedroom with built-in wardrobes and extra space for ample furniture.

**BEDROOM THREE - 11'9 x 6'0**

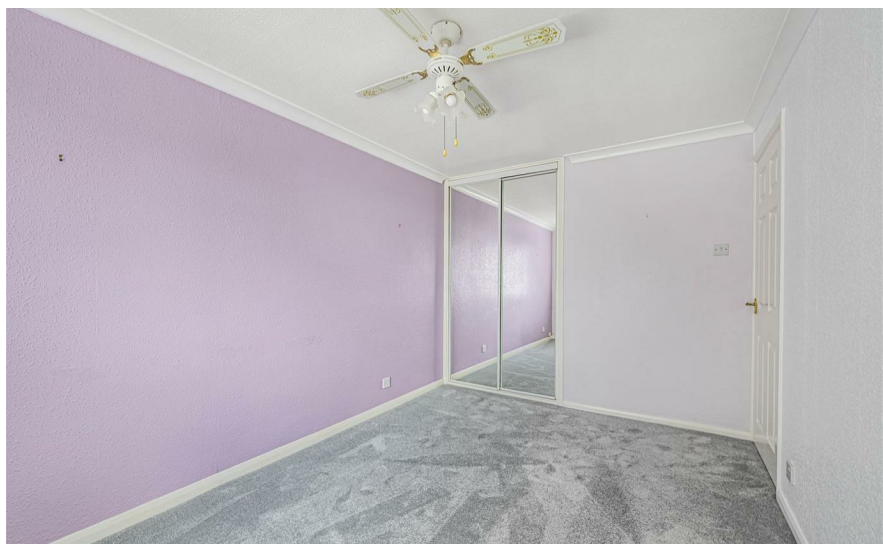
Bedroom three is a good single room or potentially space for a home office being at the front of the property with the sea views it making it a lovely working space.

**SHOWER ROOM - 6'5 x 5'8**

Finally upstairs, the main shower-room has been tiled throughout and includes a large walk-in shower, with hand-basin and a frosted glass window.

The Garden is a nice size courtyard with enough space for garden furniture with a large shed and side access gate to the side path leading to the garage block.

**VIEWINGS HIGHLY RECOMMENDED FOR THIS PROPERTY!**



**COUNCIL TAX BAND: C**

**ENERGY LEVEL RATING: B**

**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)**