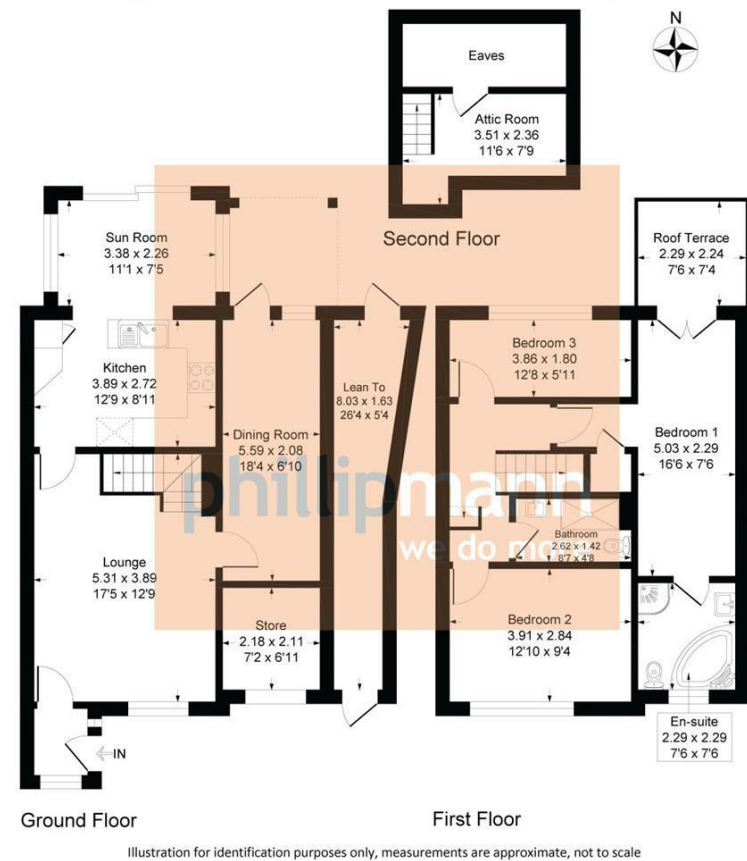


7 Monarch Gardens, BN25 3BZ
Approximate Gross Internal Floor Area = 128.00 sq m / 1378 sq ft



3
BED

Great Family Home In A Quiet Cul-De-Sac!
7, Monarch Gardens, Seaford, BN25 3BZ



localknowledge...

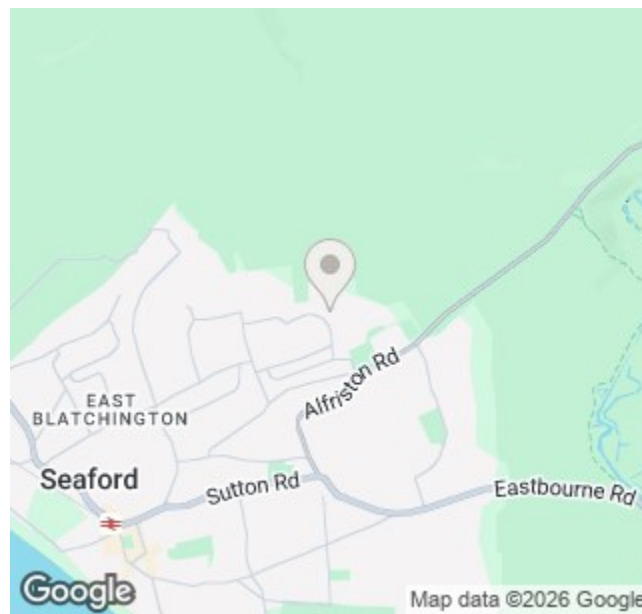
The property is situated in a quiet cul-de-sac on the northern outskirts of Seaford adjoining countryside. The property is close to a local bus service and within comfortable walking distance of shops, primary schools and bus services to Brighton and Eastbourne.

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



we do more...
keeping
customers
happy

No.1 sellers

in Seaford, Newhaven
and Peacehaven

Price £375,000

Freehold

phillipmann
we do more

inbrief...

A well presented family home arranged over two floors offering versatile living accommodation to include a modern kitchen, living room, conservatory, downstairs dining room, good size bedrooms, a family shower room, large main bedroom with dressing area and an en-suite shower room.

Style:	Semi-Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge and Conservatory / Dining Room
Area:	128 Sqm / 1378 Sq Ft
Outside:	Sunny Rear Garden
Parking:	Ample Offroad Parking
Energy rating:	C
Council Tax Band:	C

moredetail...

Phillipmann Estate Agents are delighted to offer this well presented extended three bedroom semi-detached house in a quiet cul-de-sac located within a short walk to local schools and parks, with plenty of accommodation this makes a great family home. The property benefits from ample offroad parking, gas central heating with new boiler, double glazing, mature rear gardens and garage.

Approaching the property you will see the large driveway with space for 3-4 cars, the main entrance porch is a very handy space for shoes and coats. Entering the lounge which is of a good size and has room for plenty of furniture. The dining room has been converted by the current owners and is a great space for hosting with a door to the rear garden.

The Kitchen is fully tiled and includes multiple base and wall hung units, large fridge-freezer, gas hob with electric oven with cooker hood, tumble dryer space, washing machine space, dishwasher space, inset sink drainer and ample worktop space. The conservatory is south facing and makes a great space for extra dining if needed but also a lovely sun-room.

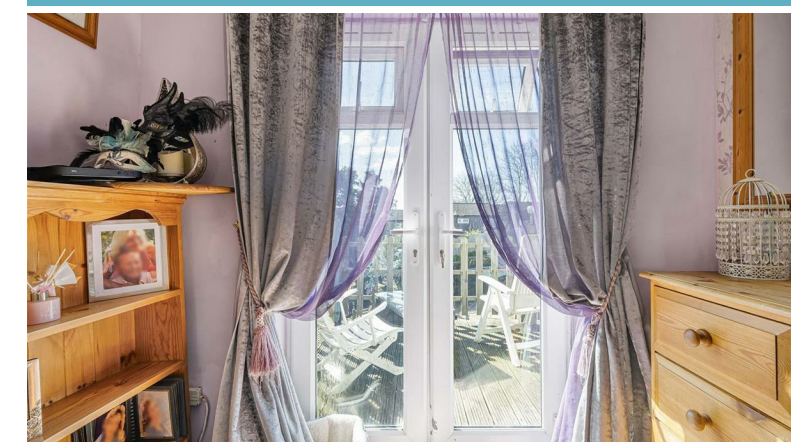
Heading upstairs, bedroom one is a lovely sized double bedroom with a balcony overlooking the garden and ample furniture space. The ensuite is fully tiled with a large jacuzzi bath, walk-in shower, heated towel rail, sink vanity unit and a W/C.

Bedroom two is again a large double bedroom with plenty of space for freestanding or fitted furniture and is overlooking the front of the property, Back down the hall bedroom three could be a double room or better as a large single or potential for a great home office, overlooking the rear garden gaining plenty of light. The family shower room has tiled walls and includes a walk-in shower, extractor fan, wash-hand basin and W/C.

There is also an accessible loft room with plenty of storage space and room for adaptations. Finally, the garden is incredibly mature, with plenty of stocked borders, water features, BBQ area and is an incredible sun trap.

What the owner says...

"The area is great, a short commute to local schools and the property offers great sized accommodation!"



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



Bear in mind...

The garden on this property is an incredible sun trap, and it is a beautiful place to sit and relax!