18 Farm Close, BN25 3RZ

Approximate Gross Internal Floor Area = 115.64 sq m / 1245 sq ft
Garage Area = 11.04 sq m / 119 sq ft
Total Area = 126.68 sq m / 1364 sq ft

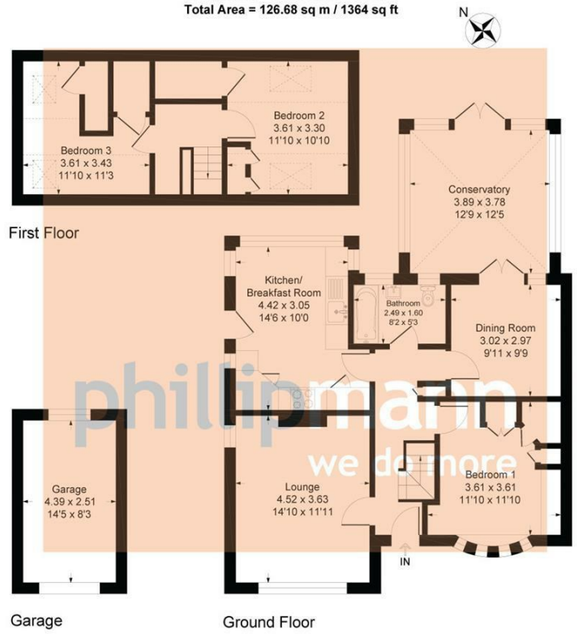

Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Farm Close is a quiet no-through road in Seaford, about a mile from Seaford town and the train station. There are buses close by, a local shop and schools located within a short distance. Seaford is a vibrant town with a variety of shops, pubs and restaurants and uncommercialised seafront.

moreinfo...

Phillip Mann Seaford Office

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3
BED

Semi Detached Chalet Style Property

18, Farm Close, Seaford, BN25 3RZ

Price £359,000
Freehold

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inbrief...

Offering spacious, versatile accommodation throughout this well presented chalet style property has a good size living room, a well appointed kitchen diner, a principle bedroom downstairs and dining room, a family bathroom and large part brick conservatory to the rear garden. Upstairs there is a further bedroom and store room as well as useful eaves storage cupboards. Outside there are landscaped gardens, a low maintenance front garden, off road parking and a garage.

Style:	Semi Detached Chalet Style Property
Bedrooms:	2-3 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1364 SQ FT
Outside:	Landscaped Gardens
Parking:	Off Road and a Garage
Energy rating:	C
Council Tax Band:	C

Bear in mind...

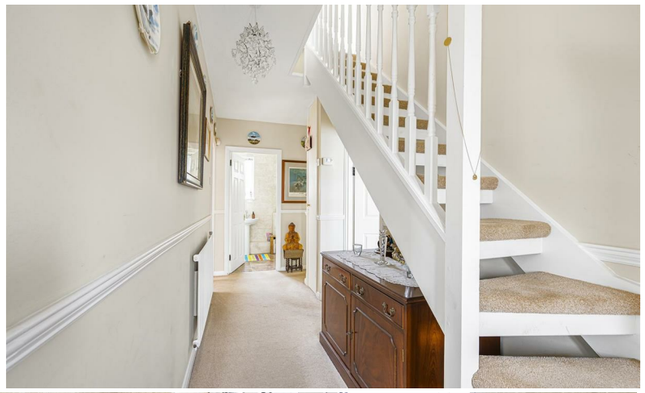
This property offers good size accommodation throughout to include a large conservatory opening onto the well maintained and landscaped rear garden.

moredetail...

Phillip Mann estate agents are pleased to offer for sale this well presented, semi-detached style property. Offering versatile living accommodation, a landscaped rear garden, off road parking and a garage.
The entrance hall has a radiator and a storage cupboard. The living room which is to the front of the property has a decorative fireplace with an inset gas flame effect fire, a T.V point, a radiator, a window to the side and a large window to the front.
The kitchen has been fitted with a good range of oak fronted wall and base units comprising a sink and drainer unit set into the working surface, there is plumbing and space for a washing machine, a dishwasher and undercounted fridge and freezer, a built in cooker with gas hob above and filtered hood over, a larder style cupboard housing a modern boiler.

The principle bedroom is to the front and has a good range of built in bedroom furniture to include full height wardrobes, a dressing table and drawers. Further accommodation on the ground floor includes a dining room which has access to a large, part brick built conservatory with windows to all sides and doors to the rear garden. The family bathroom has been fitted with a white suite comprising a panel bath with a thermostatic shower over, a pedestal wash hand basin, close coupled w/c, fully tiled walls and floor, a radiator and two windows to the rear.

There are stairs to the first floor landing which leads to a further bedroom and store room. Bedroom three has built in storage cupboards and Velux window to the front and rear. The fourth bedroom has eaves storage cupboards, a radiator and Velux windows to the front and rear.

Outside there is a landscaped rear garden with a paved seating area, a level lawn, well stocked borders with a variety of plants and shrubs, a timber garden shed, a fish pond and side access.
The front garden is open plan with a lawn and stocked borders, plenty of off road parking and access to the garage with up and over door.

For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666 or email seaford@phillipmann.com.
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