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# An Elevated, Detached Bungalow with Views

37, Rookery Way, Seaford, BN25 2TD



Price £425,000

Freehold

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## 37 Rookery Way, BN25 2TD

Approximate Gross Internal Floor Area = 82.02 sq m / 883 sq ft

Garage Area = 12.05 sq m / 130 sq ft

Outbuilding Area = 8.28 sq m / 89 sq ft

Total Area = 102.35 sq m / 1102 sq ft

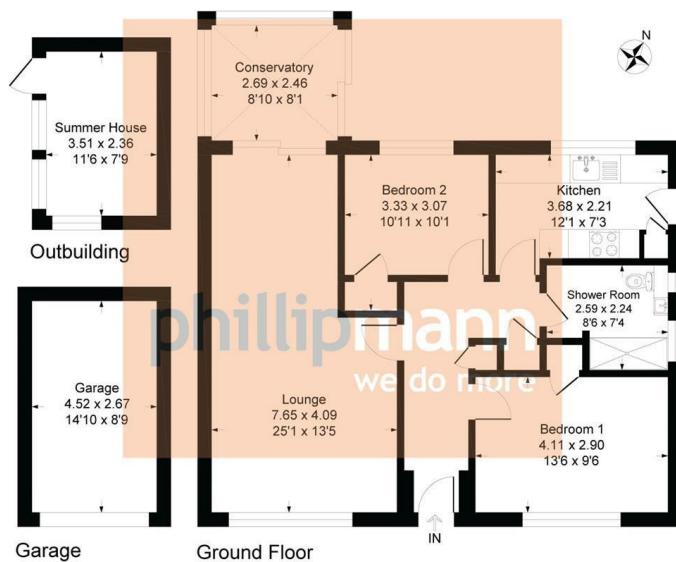


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, two double bedroom bungalow. Situated in Bishopstone with countryside views and views of the sea. The property benefits from gas central heating, double glazing, off road parking and a garage.

The entrance has a uPVC double glazed door, a radiator, loft access, a storage cupboard and a cupboard housing a modern combination boiler. The living room is a double aspect with a large picture window to the front with stunning views, a log burning stove, a radiator and a TV point. The dining area is to the rear and has doors to the rear glazed conservatory with windows to the side and rear and doors onto the rear garden.

The kitchen has been fitted with a good range of wall and base units comprising an inset sink and drainer with mixer taps and cupboards below. There is a built in double oven, a ring hob and filtered hood above, plumbing and space for a washing machine, under counter space for a fridge and freezer, tiled splashbacks and tiled flooring, a radiator and a window to the rear garden and a side door.

There are two bedrooms. The main bedroom is a large room with a radiator and built in storage cupboards and a window to the front. The second bedroom is a good size room with a built in cupboard, a radiator and overlooks the rear.

The shower room has been fitted with a modern enclosed shower with a thermostatic shower over, a low level w/c, wall mounted wash hand basin, heated ladder towel rail, tiled walls and flooring and two windows to the rear.

Outside the rear garden features a paved patio area, with a timber shed and a timber side gate, there are well stocked borders with a good variety of shrubs, plants and bushes, a timber summer house and timber fencing. The front garden is open plan and well stocked with a variety of plants and shrubs. There is off road parking and access to the garage which has power, lighting and an up and over door.



Council Tax Band: D

Energy Rating: D

## moreinfo...



Phillip Mann Seaford Office

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

01323 898666

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