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## Beach Close, Seaford, BN25

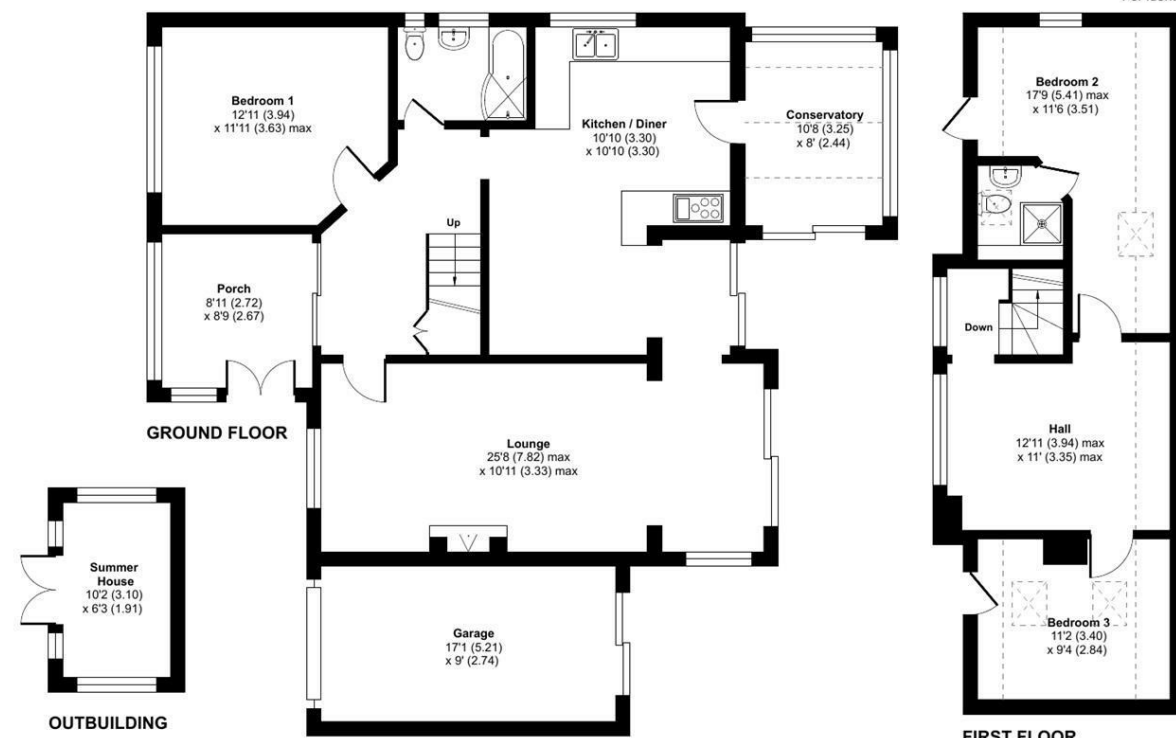
Approximate Area = 1543 sq ft / 143 sq m (includes garage)

Limited Use Area(s) = 104 sq ft / 10 sq m

Outbuilding = 64 sq ft / 6 sq m

Total = 1711 sq ft / 159 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Phillip Mann Estate Agents. REF: 891239

## localknowledge...

The property is situated close to Seaford's uncommercialised seafront, local shops and bus services. Seaford is a historic and popular coastal town with a wide range of shops, schools, amenities and railway station. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

Phillip Mann Seaford Office

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01323 898666

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# 3 BED

## Extended Detached House on a Large Plot

2, Beach Close, Seaford, BN25 2PJ



## Price £625,000

Freehold

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## inbrief...

An opportunity to purchase an extended, attractive three bedroom, two reception room house within a minutes walking distance to the uncommercialised Seafront. Features include lounge with log burner, kitchen dining room, large garden, three double bedrooms. Benefits include off road parking and garage.

Style:	Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1711 sq ft / 159 sq m
Outside:	Large Rear Garden
Parking:	Offroad Parking and Garage
Energy rating:	D
Council Tax Band:	D

## moredetail...

Phillipmann are delighted to present this three bedroom detached house located 100 yards from Seaford Seafront. The property has spacious living accommodation and benefits from gas central heating, double glazing, garage, off road parking and a well established rear garden. As you approach the property, you have the benefit of a large shingle carriage driveway with ample parking along with a garage which features an up and over door, power and lighting.

The useful external porch leads to the spacious entrance hall which has stairs to the first floor, under stair storage and exposed floorboards throughout. The bathroom features; p-shaped bath with overhead shower, w/c, pedestal wash basin, ladder radiator and window to side. Bed 1 is a large double room, has space for free standing furniture and window to front.

The kitchen/dining room is fitted with a range of wall and base cupboards complemented by working surface. Features include; double inset sink with window to side, integral fridge and dishwasher, space for washing machine, rangemaster cooker with tiled splash back and breakfast bar, door to conservatory, ample dining space and sliding door to garden. The lounge is a fantastic size, has a front to back aspect and features; log burner with floating mantel piece, space for all furniture, TV point and sliding door to garden.

On the first floor, the multi functional large landing space has large window to front with sea views. Bed 3 is a small double while bed 2 is a good size double with shower ensuite. Both bedrooms feature eave storage and velux windows.

A particular feature of the property is the large level rear garden boasting well established raised, stocked borders. Features also include; large patio area, summer house, mature trees providing seclusion and side access.

VIEWINGS HIGHLY RECOMMENDED



For more information on this property please call Nick Hayward, Manager on [01323 898666](tel:01323898666) to assist you with your enquiry.

## What the owner says...



## Bear in mind...

Rarely available, this is a chance to purchase a substantial detached house with large garden within a stones throw to the seafront.