



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

## localknowledge...

Hamsey Lane is located in the popular South/East corner of Seaford, in a pleasant cul-de-sac off Lindfield Avenue. The bungalow is within easy access of picturesque walks along the iconic Seven Sisters and Seaford town, train station and beach front are a mile from the property.

## 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)



3  
BED

An Attractive, Extended, Detached Bungalow  
 2, Hamsey Lane, Seaford, BN25 4DW



**we do more...**  
 keeping  
 customers  
 happy

**No.1 sellers**

in Seaford, Newhaven  
 and Peacehaven

Price £600,000

Freehold

**phillipmann**  
 we do more

Seaford 01323 898666 | Newhaven 01273 517517 | Peacehaven 01273 586622 | Lettings 01273 511511

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



## inbrief...

An opportunity to purchase this well presented, detached bungalow. Situated in the favoured South East corner of Seaford, close to the South Downs National Park and within easy reach of buses to Brighton and Eastbourne. The accommodation comprises a living room, dining room, sitting/garden room, fitted kitchen, refitted shower room, cloakroom w/c and three bedrooms. Outside there are stunning, landscaped gardens, two garages and off road parking.

Style:	Detached Bungalow
Bedrooms:	3 Bedrooms
Reception rooms:	3 Reception Rooms
Area:	1528 sqft
Outside:	Stunning, Landscaped Gardens
Parking:	Off Road and 2 Garages
Energy rating:	D
Council Tax Band:	E



## Bear in mind...

This property features stunning gardens with a huge variety of plants, shrubs and trees. The property also benefits from having two garages and off road parking.



## moredetail...

Phillip Mann estate agents are delighted to be able to offer for sale this well presented, extended, detached bungalow. Situated in the South East of Seaford, close to open countryside and picturesque walks over the South Downs and within easy reach of buses to Brighton and Eastbourne.

The entrance hall has a radiator, cloaks cupboard an airing cupboard and access to the loft. The cloakroom has been fitted with a close coupled w/c, a wall mounted wash hand basin, a radiator, tiled walls and a window to the front.

The living room which is to the front has a radiator, T.V point, two side windows and a large bow window to the front. The kitchen has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps, there are cupboards below. There is a space for a Rangemaster style cooker, space for an upright fridge freezer, plumbing and space for a dishwasher, a heated ladder style towel rail and a window and door to the rear. The dining room is a large room with a window to the side and an opening to the sitting/garden room with windows to the rear, side and a doors onto the garden.

There are three bedrooms. The main bedroom is a good size double room with a radiator, built in wardrobes and overlooks the front. The second bedroom is a double room with a radiator, built in cupboards and overlooks the rear. The third bedroom is to the front and benefits from built in cupboards. The shower room has been fitted with a quadrant shower, low level w/c, bidet and a sink set into a vanity unit, there are part tiled walls, a heater ladder towel rail and window to the rear.

Outside there are stunning, landscaped gardens to the front and rear with a wide variety of plants, shrubs, trees and bushes. There is a large paved seating and BBQ area, a timber workshop and shed as well as a large greenhouse. There are two garages with power and lighting, a utility room with a wall mounted boiler and window to the rear. NO CHAIN



For further information on this property or to arrange a viewing, please telephone our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com)

