

Floor Plan

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BED

3 Bed Detached Bungalow  
17, Victor Close, Seaford, BN25 2JQ



## localknowledge...

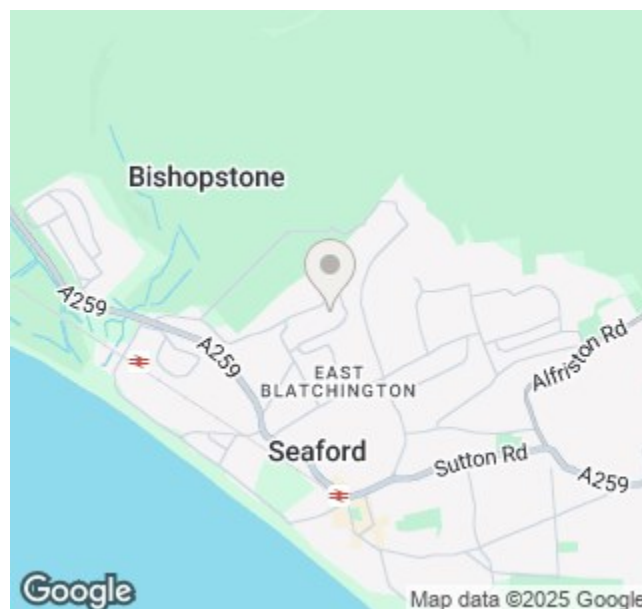
The property is situated close to countryside, local shop and bus services on the western side of Seaford. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

Phillip Mann Seaford Office

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## inbrief...

A well presented 3 bed detached bungalow situated in a popular residential close, within comfortable walking distance of buses, countryside and local store. Features including an attractive refitted kitchen, refitted bathroom with w/c, separate refitted cloakroom, replacement upvc double glazing, gas fired central heating with new boiler (2017), security alarm garage, off road parking and a delightful secluded rear garden.

<b>Style:</b>	Detached Bungalow
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	Lounge/Dining Room
<b>Area:</b>	93 Sq Metres
<b>Outside:</b>	Secluded Landscaped Garden
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

Phillip Mann are delighted to offer a spacious, well presented three bedroom detached bungalow in a popular close, near to local convenience store and bus service.

The welcoming L shaped entrance hall has a double cloaks cupboard, large airing cupboard and access to the loft space with fitted ladder. The lounge/dining room has a marble composite fireplace and hearth with wood surround and coal effect electric fire. The room has a pleasant outlook with double glazed patio doors onto the rear garden.

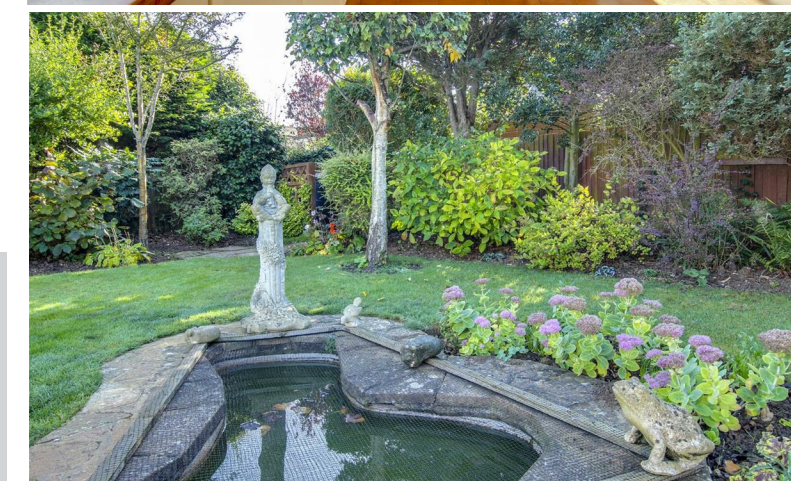
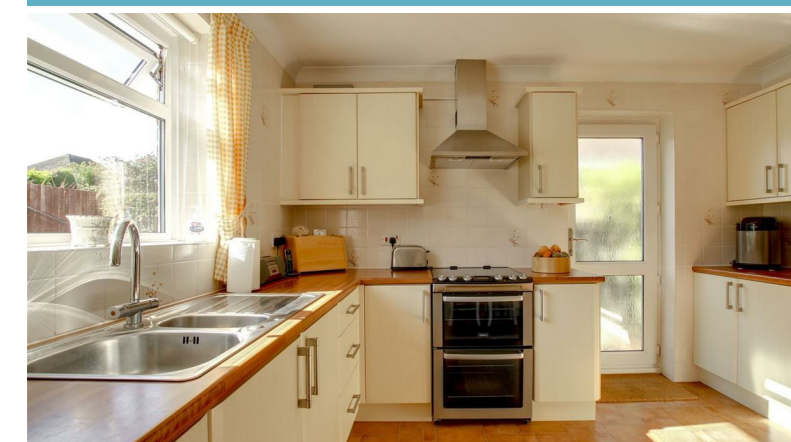
The kitchen has been Refitted with a range of units comprising one and a half bowl, single drainer sink unit set into working surface with cupboards and drawers below, plumbing and space for washing machine, plumbing for dishwasher, Zanussi electric double oven with Whirlpool stainless steel chimney style filter hood above, further working surface with cupboards below, fridge/freezer, matching wall mounted cupboards, concealed Worcester Bosch boiler (fitted 2017), fully tiled walls, door to side and window overlooking the garden.

Bedroom one is a large double with freestanding wardrobe and open elevated outlook to front. Bedroom two is also a spacious double with views over the front garden. Bedroom three is a versatile room that can also be used as a study. The bathroom has been refitted with a white suite comprising shower/bath with mixer tap with shower attachment and shower screen, pedestal basin with mixer tap, w/c, shaver point, cabinet with light, fully tiled walls and frosted window. The separate cloakroom has also been refitted with a white suite comprising close coupled w/c, mini basin, part tiled walls, frosted window.

The landscaped rear garden has a large patio, steps to lawn area, well stocked mature borders, ornamental pond, summerhouse, timber shed, water butt, outside tap and side access. The front garden is open plan and mainly laid to lawn. The driveway provides off road parking and access to the garage (17'10 x 8'4) with power and light

## What the owner says...

" The close is nice and quiet and it is really convenient having a good shop within an easy walk."



For more information on this property or to book an appointment please contact Ian Holder, assistant manager on 01323 898666.



## Bear in mind...

The mature landscaped garden gets plenty of sun throughout the day and offers a good degree of seclusion.