

3  
BED

# Exciting New Development!

Plot 1 Etherton Place, Alfriston Road, Seaford, BN25 3PY



£365,000

Freehold

**phillipmann**  
we do more

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



Etherton Place, BN25 3PY  
Approximate Gross Internal Floor Area = 85.6 sq m / 922 sq ft

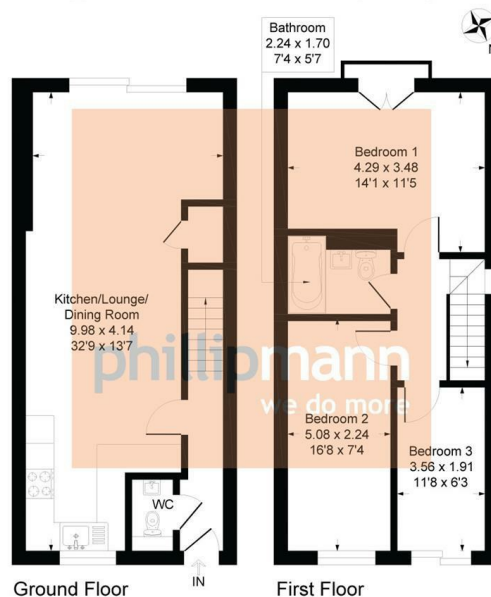


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

PHILLIP MANN ARE DELIGHTED TO LAUNCH THIS EXCITING NEW DEVELOPMENT OF 4 ECO HOUSES AVAILABLE TO VIEW NOW! ETHERTON PLACE IS CONVENIENTLY LOCATED ON THE SITE OF THE OLD 'SEVEN SISTERS PUBLIC HOUSE' AND IS WITHIN EASY WALKING DISTANCE OF A REGULAR BUS SERVICE TO BRIGHTON AND EASTBOURNE, 'WAVE' LEISURE CENTRE AND ACCESS TO THE ICONIC SOUTH DOWNS NATIONAL PARK IS ON YOUR DOOR STEP OFFERING PICTURESQUE WALKS.

THE HISTORIC VILLAGE OF ALFRISTON AND RATHFINNEY WINE ESTATE ARE WITHIN TWO MILES, WHILST SEAFORD TOWN WITH A COMPREHENSIVE RANGE OF SHOPS, TEA ROOMS, RESTURANTS, TRAIN STATION AND UNCOMMERCIALIZED BEACH ARE ALL JUST A MILE FROM THE DEVELOPMENT.

THE PROPERTIES ARE FITTED TO A HIGH SPECIFICATION WITH OPEN PLAN LIVING. POWERED BY 'AIR SOURCE HEAT PUMPS' THE HOUSES HAVE THREE BEDROOMS, SOME WITH BALCONIES, MODERN CONTEMPORARY BATHROOM FITTINGS AND BUILT IN APPLIANCES TO THE KITCHENS AND ALLOCATED PARKING.

As you approach the property there is a front courtyard. The entrance hall has 'Karndean' flooring that extends to the entire ground floor. Off the hall there is a cloakroom/WC with contemporary suite.

The open plan kitchen and lounge/dining room gives an immediate feeling of light and space. The kitchen is fitted with a good range of wall and base cupboards, complemented by ample working surface. There are high quality integrated appliances to include a 'Bosch' induction hob, electric double oven and 'Electra' fridge/freezer and dish washer.

The lounge/dining area has full height sliding glass doors onto the south/west facing garden which has a patio area and level lawn. On the first floor landing there is a sky light window and access to the bathroom/WC which has a contemporary suite with bath, mains shower and glass screen, wash basin in vanity unit, heated towel rail and tiled walls/flooring.

The two main bedrooms have 'Juliette' style balconies with open aspect and distant sea views! Bedroom three would make an ideal nursery or home office.



Energy Rating - TBC

Council Tax Band - TBC

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)