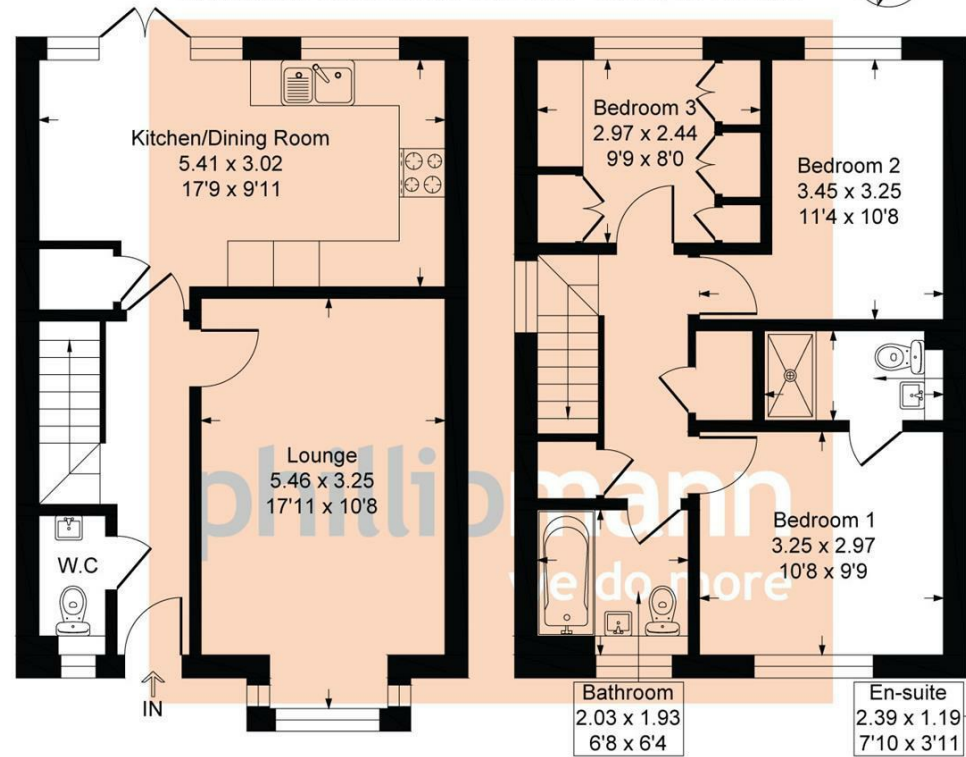


60 Montgomery Way, BN25 4EW
Approximate Gross Internal Floor Area = 86.8 sq m / 935 sq ft



Ground Floor

First Floor

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

3
BED

Stunning Semi-Detached New Build!
60, Montgomery Way, Seaford, BN25 4EW



localknowledge...

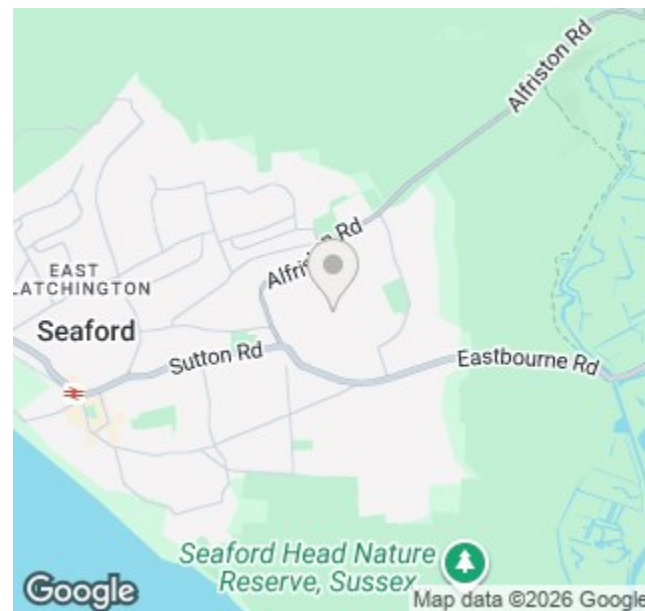
The property is situated in the popular Bellway Development in Seaford, within 1.2 miles to the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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inbrief...

A Immaculate three bedroom Semi-Detached house situated in a popular spot in Seaford. The property benefits from three double bedrooms, family bathroom with a W/C, en-suite shower room with W/C, Cloakroom W/C, Modern Kitchen / Diner, Lounge and a Landscaped Garden.

Style:	Semi-Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	Kitchen / Diner, Lounge
Area:	86.8 SqM / 935 Sq Ft
Outside:	Landscaped Garden
Parking:	Double Driveway
Energy rating:	B
Council Tax Band:	D

moredetail...

Phillip Mann estate agents are delighted to offer for sale this immaculate, modern semi-detached family home. Situated in a popular area of Seaford, close to schools, buses and picturesque walks and being sold with NO CHAIN

The property features a light and spacious hallway with a downstairs cloakroom which has been fitted with a low level w/c, pedestal wash hand basin, a radiator and a window to the front. The living room which is to the front benefits from a T.V point, a radiator and a large bay window with beautiful ambient paneling.

The kitchen breakfast room which is to the rear has been fitted with a good range of wall and base units comprising of a sink and drainer unit with mixer taps and cupboards below. There are integrated Zanussi appliances to include an electric double oven, a 4 ring gas hob, extractor fan, built in dishwasher, washing machine, fridge freezer, wall mounted combi boiler, a useful understairs cupboard (currently used for tumble dryer), T.V point and French doors onto the landscaped rear garden.

There are stairs to the first floor landing with a storage cupboard, linen cupboard and access to the loft.

The principle bedroom is a good size room with a radiator and overlooks the front. The en-suite shower room has been fitted with a large enclosed shower with a thermostatic shower over, a low level w/c, wall mounted wash hand basin, part tiled walls, a shaver point, a radiator and extractor fan.

The second and third bedrooms are double rooms overlooking the rear garden. The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a thermostatic shower over, a low level w/c, a wall mounted wash hand basin, heated ladder towel rail, part tiled walls and window to the front.

Outside the rear garden has been landscaped to include seating, outside shed storage space, laid lawn and stocked borders.

Benefiting also from a large double driveway with EV Charging point and a side gate to the rear garden.

What the owner says...

"A great house in a lovely location, being so close to the local shops and schools really helps!"



To Book An Appointment Please Call
01323 898666 Or Email
Seaford@Phillipmann.com



Bear in mind...

This property has NHBC Warranty and is in great condition throughout!