

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

localknowledge...

The property is located in a pleasant cul-de-sac off Bromley Road on the St Peters Park estate and is within walking distance of 'Wave' leisure centre, a regular bus service into Brighton/Eastbourne and 'Tesco' express. Seaford town, railway station and beach are all within a mile and a half of the property.

moreinfo...

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**4
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Substantial Detached Family House
 5, Rugby Close, Seaford, BN25 3PQ



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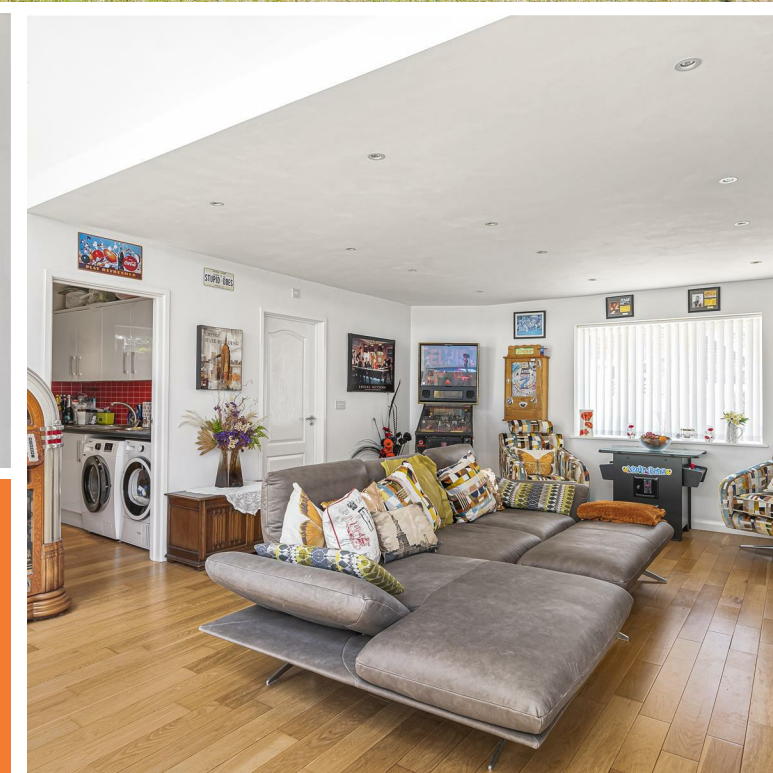
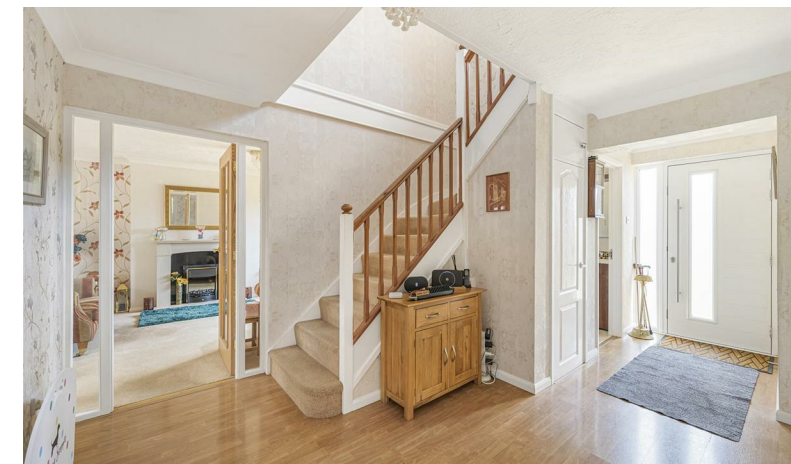
inbrief...

This impressive substantial 4 double bedroom detached family house occupies a large corner plot and has a wrap around extension to provide additional family/games room, utility and shower/WC. Further accommodation comprises Lounge/diner, kitchen/breakfast room, study, cloakroom/WC, family bathroom, en-suite bathroom, double garage and workshop.

Style: Detached Family House
Bedrooms: 4 Double Bedrooms
Reception rooms: 3 Reception Rooms
Area: 204.8 SQ M/2205 SQ FT
Outside: Secluded Sunny Aspect Garden
Parking: Double Garage
Energy rating: C
Council Tax Band: E

moredetail...

This substantial detached family house sits on a good size corner plot in a pleasant cul-de-sac with secluded sunny aspect gardens and has the addition of a wrap around family/games room extension with separate utility and shower room, which could be adapted to create self contained annex accommodation. As you approach the property there is ample off street parking to a double garage with electric door and pitched roof storage. The spacious entrance hall has a cloaks cupboard, cloak room/WC and good size study with window to front aspect. There is an L-shaped lounge/dining room with polished stone fireplace in the lounge which makes a nice focal point and the dining area has a nice outlook over the rear garden. From here there are double doors to the wrap around extension which is arranged as a family/games room. There are patio doors to the rear garden and full width sky light windows which bring in a lot of natural light. There is a separate kitchen/utility and shower room. The main family kitchen is fitted with a good range of matt finish cupboards, complemented by ample working surface with breakfast bar. There is an integrated induction hob with extractor hood, double oven, dish washer and fridge/freezer. Dual aspect windows over look the garden and there is access to an enclosed side courtyard. On the first floor from the galleried landing there is a family bathroom, picture window and loft access with ladder. There are four double bedrooms with the main bedroom having an en-suite bathroom and shower, whilst the main three bedrooms all have fitted wardrobes. A particular feature of the property is the westerly aspect wrap around gardens. There is well established planting which provides seclusion and various seating areas, raised fish pond, external power, shed and large workshop with power. Further benefits of the property include double glazed windows, gas central heating with modern boiler. **VIEWINGS COME HIGHLY RECOMMENDED!**



 To book an appointment to view this property or for further information please contact the Seaford office on 01323 898666.

