

3
BED

A Versatile Semi-Detached Family Home

63, Alfriston Road, Seaford, BN25 3QD



Price £365,000

Freehold

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Total floor area 95.7 m² (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented 3 bedroom semi-detached family home. Situated in a popular area of Seaford, close to local shops, buses, schools and within easy reach of the South Downs.

There is an enclosed entrance porch leading to the hallway with a radiator and useful understairs cupboard. The living room is to the front and has a radiator and a T.V point. There is an adjoining dining room which is a good size room and features a decorative fireplace.

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 and cupboards below, there is an integral washing machine a dishwasher, space for a fridge freezer, built in electric oven, 5 ring gas hob with a filtered hood over, tiled splashbacks and a door and window to the rear.

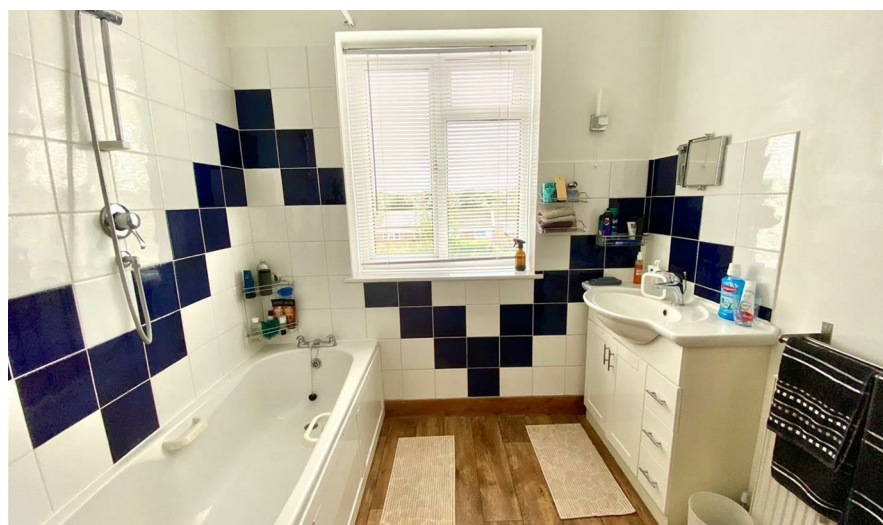
There is a double bedroom on the ground floor with a radiator and windows to two sides. The en-suite has been fitted with an enclosed shower cubicle with a thermostatic shower over, a close coupled w/c, pedestal wash hand basin, heated ladder towel rail and a window to the side.

There are stairs to the first floor with loft access and a window to the side. There are two bedrooms; the main bedroom is a good size double room with built in bedroom furniture, further built in cupboards and a window to the front. The second bedroom is a double room with a radiator, built in bedroom furniture, a decorative fireplace and a window to the rear.

The family bathroom has been fitted with a panel bath with mixer taps and thermostatic shower over, a close coupled w/c, a wash hand basin set into a vanity unit, tiled walls and a window to the side and rear.

Outside the rear garden has a paved patio area, a lawn and well stocked border with a good variety of plants, shrubs and trees, there is a timber garden shed and timber fencing.

The front garden is open plan and provides off road parking.



Council Tax Band: C

Energy Rating: D

moreinfo...



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

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