

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

localknowledge...

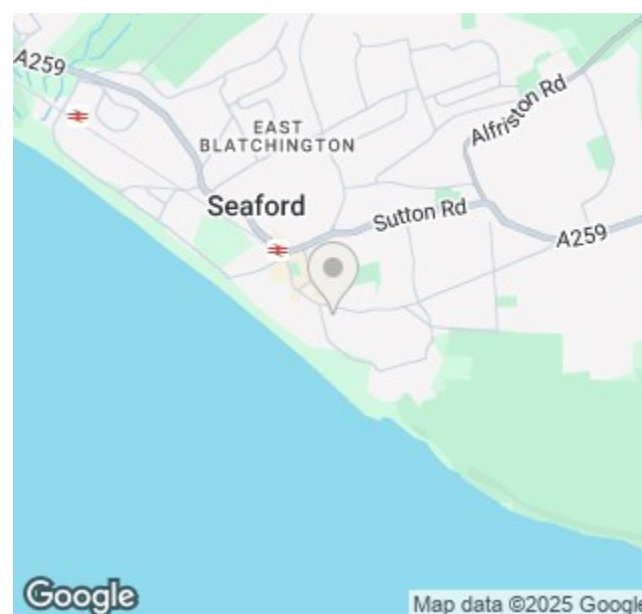
Marine Crescent is located just a short walk to the beach and the town centre which offers a good selection of shops, pubs and restaurants along with a regular bus service to Brighton/Eastbourne and train station with links to Gatwick/London Victoria.

moreinfo...

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9, Marine Crescent, Seaford, BN25 1DA



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inbrief...

This detached property is conveniently located between the sea and the town centre an is offered with vacant possession. The spacious accommodation comprises 4 bedrooms, lounge, conservatory, dining room, kitchen with appliances, cloakroom/WC, bathroom and sept WC, garage and gardens.

Style:	Detached House
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	160.67 SQ M/1730 SQ FT
Outside:	Front & Rear Gardens
Parking:	Garage and Driveway
Energy rating:	D
Council Tax Band:	E



moredetail...

This detached family house, built in the traditional 'Sussex' style is being offered with vacant possession and is conveniently located just a stones throw from Seaford beach and Esplanade, whilst being just a short walk to the town centre. Further features and benefits include gas central heating with modern boiler, double glazed windows, modern contemporary style bathroom and kitchen with built in appliances.

As you approach the property there is block paved parking to garage/workshop which houses the 'Worcester' central heating boiler.

The spacious entrance hall has stairs to the first floor and access to the cloakroom/WC. The good size lounge has a wood and cast iron fireplace with open grate which makes a nice focal point. There is a south/west aspect window and double doors to the conservatory with vaulted roof and doors out to the rear garden.

Adjacent to the lounge there is an additional reception room/bed 4 which also has access to the conservatory.

There is a separate formal dining room with south/west aspect which connects to the kitchen which is fitted with a good range of high gloss units, complemented by solid oak working surface with inset sink. There is an 'Siemens' induction hob and extractor hood, double oven and microwave and appliance space for washing machine, dish washer and fridge/freezer. There is a pleasant outlook over the rear garden and door to side access.

On the first floor landing there is loft access, separate WC and family bathroom with modern contemporary suite. There are three bedrooms, two good size doubles whilst the third bedroom is currently set up as a home office with fitted work station.

Outside the rear garden has a level lawn with well established shrub and bush borders, raised planters and feature summer house/workshop in the style of a station waiting room! There is a wooden deck area with gated side access.



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

