

2
BED

A Ground Floor Garden Apartment

Flat 1 54, Claremont Road, Seaford, BN25 2BH



Price £295,000

Leasehold

phillipmann
we do more

www.phillipmann.com



inbrief...

Philip Mann estate agents are delighted to offer for sale this well presented 2 double bedroom ground floor garden flat. Situated in Seaford, close to the town centre, within easy reach of the train station, buses and the town with a variety of shops, pubs and restaurants.

There is a communal entrance with a door entry phone and private door to flat no1. The hallway is spacious and has stripped floorboards, a useful cupboard and a radiator. The main bedroom is a good size with stripped floorboards, high ceiling, original decorative corning and ceiling rose, a large bay window to the front with wooden shutters and 2 radiators. The second bedroom is a good size double bedroom with a large window to the front with wooden shutters and a radiator.

To the rear there is a large open plan living area with a window to the side and doors to the rear garden, laminate flooring, T.V point and 2 radiators. The kitchen has been fitted with a good range of wall and base units, an inset sink and drainer with 3-way filtered water mixer taps, integrated dishwasher, built in NEFF Slide & Hide oven, NEFF microwave and NEFF gas hob with a filtered hood above, full height larder style cupboards, space for a fridge freezer, part tiled walls and a window and door to the garden.

The utility room has plumbing and space for a washing machine, a wall mounted combination boiler, base cupboards, tiled walls and a window to the rear. The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a shower attachment, a separate enclosed shower with a thermostatic shower, a pedestal hand basin, a w/c, heated ladder towel rail, part tiled walls and a window to the rear.

Outside there is a good size rear garden with a paved patio area, a level lawn and well stocked borders. There is a timber shed/workshop with power, a greenhouse and a further secluded decked patio area. The front garden is open plan, laid to lawn with side access and planted shrubs.



Council Tax Band: A

Energy Rating: D

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