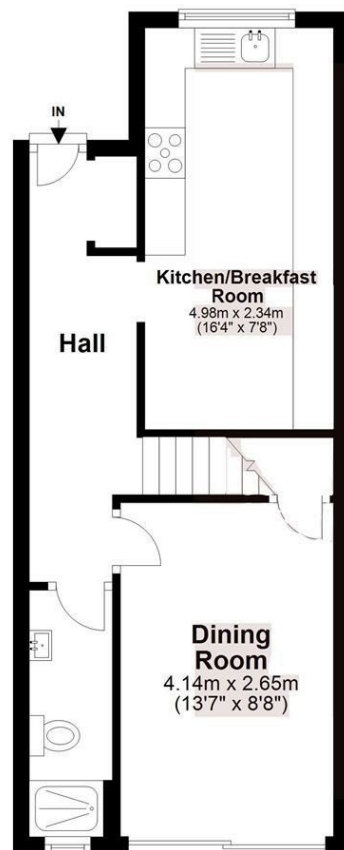


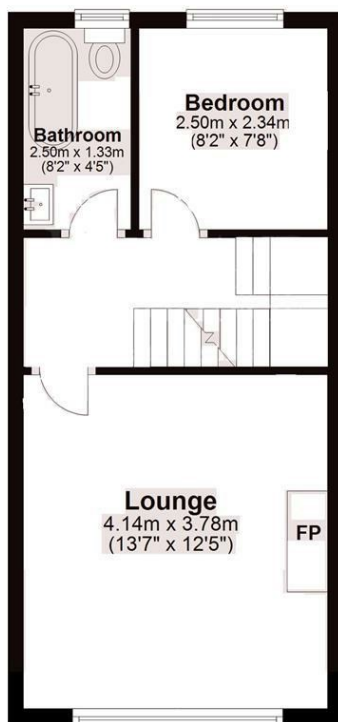
### Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



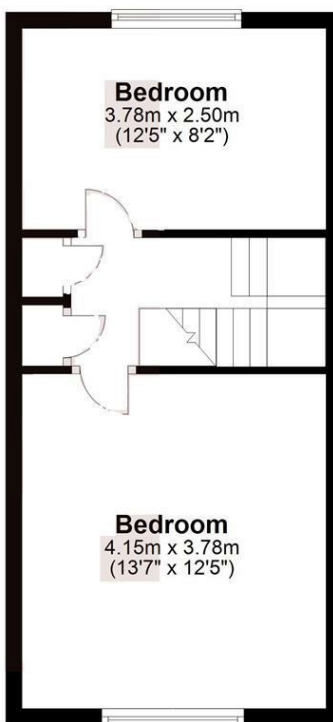
### First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



### Second Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 99.3 sq. metres (1069.2 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

## localknowledge...

This Property is situated in a popular part of Seaford close to everything you need and has been newly remodelled by the current owners.

It Really is one to view as properties of this size with parking so close to the town centre do not come up often.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
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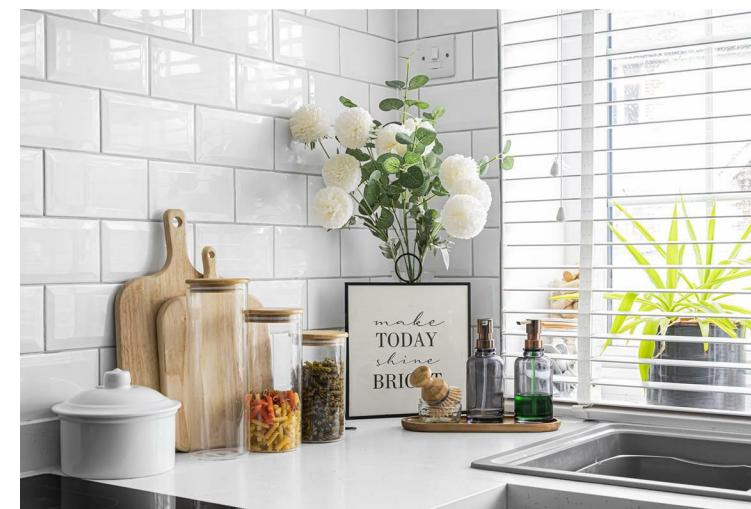
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## inbrief...

This spacious detached Townhouse house is situated in a popular residential area close to local shop, bus services, Seafords waterfront and train station.

The accommodation comprises 3 bedrooms, lounge, kitchen/dining room, cloakroom/WC, bathroom/WC, shower room/WC and a courtyard garden.

Style:	Townhouse
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	99.3 SQ M/1069.2 SQ FT
Outside:	Courtyard Garden
Parking:	Two Offroad Spaces
Energy rating:	C
Council Tax Band:	C

## moredetail...

With excitement, Phillipmann estate agents present for sale this recently remodelled townhouse that is conveniently close to Seaford's waterfront, station, and town and viewings are recommended.

The property has two off-street parking spots, double glazing, wet underfloor heating on the ground floor, and a south-west facing courtyard garden.

A large hallway greets you as soon as you enter the home and leads to a modern kitchen that features multiple base and wall-hung cabinets, an integrated dishwasher and washing machine, a composite sink and a small breakfast bar space.

After going through the corridor, you'll find the present owners' installation of a good-sized shower room. It features tile flooring, a closed couple w/c, a heated towel rail and a washbasin. Additionally, there is a separate dining room on the ground floor that opens to a courtyard garden and has capacity for a large table.

The original kitchen was directly to your right as you headed up to the first floor. Currently used as a third bedroom and study, this is a very practical space for anyone in need of an office.

Directly next door, you will find a very modern bathroom that is tiled throughout and includes a freestanding roll top bath with mixer taps, sink vanity unit, closed couple W/C and frosted windows and an extractor fan.

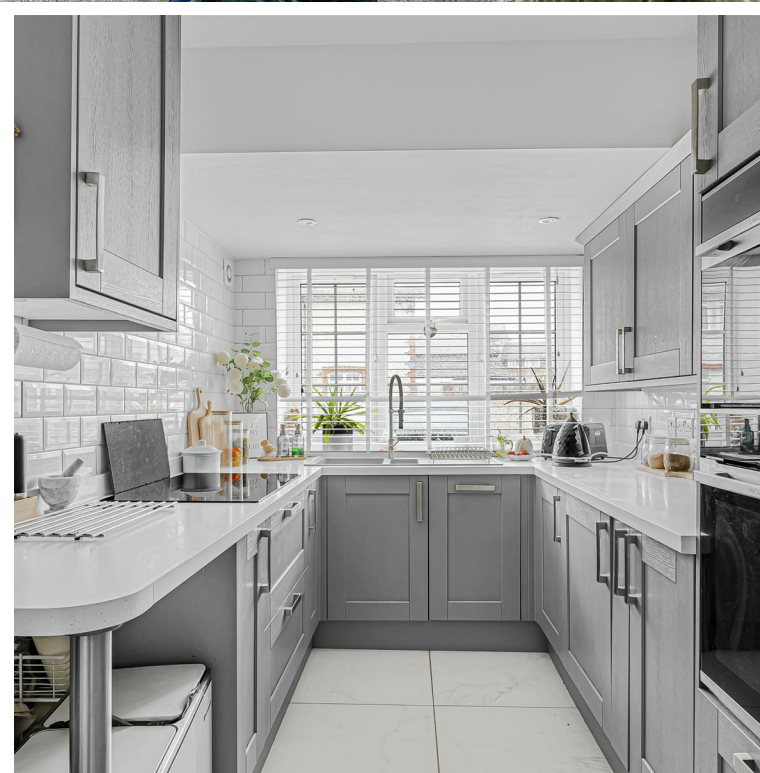
Over the hall the main lounge can be found which is a particularly bright room in the property with ceiling to floor windows, space for a large sofa, multiple outlets, tv point and it also includes the original fireplace feature which is gas.

Heading up to the top floor two storage cupboards can be found and also bedroom two is on the right. This is a good sized double bedroom which has space for a wardrobe and a set of chest of drawers.

Located on the other side of the hallway, the spacious master bedroom is designed for two people and features a king-sized bed, numerous wardrobes, a chest of drawers, and two bedside tables, along with ample area for walking around

## What the owner says...

"This property is in such a convenient location, so close to everything you need!"



To view this property please give us a call on 01323 898666 or give us an email to [Seaford@phillipmann.com](mailto:Seaford@phillipmann.com)



## Bear in mind...

This property is unique to the rest due it's prime location and the benefits of off road parking.

It has also been recently remodelled by the current owners.

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