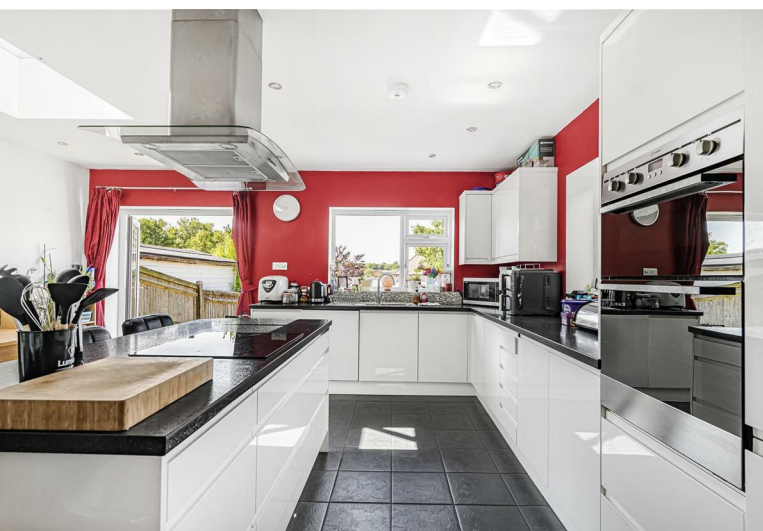


3  
BED

# An Extended End Of Terrace Family Home

31, Alfriston Road, Seaford, BN25 3QD



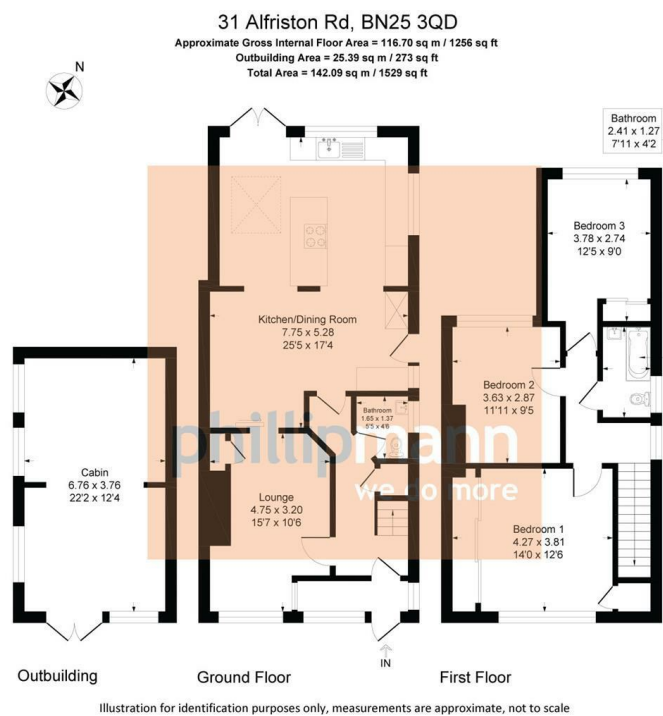
Price £365,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)





## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, 3 double bedroom family home. The property offers good size living accommodation, a large open plan kitchen, dining and seating area. Situated close to buses, local shops and within easy reach of the South Downs, viewings are highly recommended.

The entrance has an enclosed porch which leads to the hallway with an under-stairs cupboard. The downstairs cloakroom has been fitted with a low level w/c, a wash hand basin, wall mounted Gloworm boiler, tiled walls and a window to the side.

The living room is a good size room with laminate flooring, a radiator and large window to the front. The open plan kitchen has been fitted with a good range of high gloss wall and base units comprising a stainless steel sink and drainer unit with cupboards below, there is an integrated dishwasher, space for an upright fridge freezer, built in double oven with electric hob and filtered hood over and a window and door to the side. The dining and seating area has a radiator, TV point and doors to the sunny rear garden.

There are stairs to the first floor with a side window and access to the loft. The main bedroom is a good size double room with a radiator, built in wardrobes and a window to the front. The second bedroom is to the rear and has a radiator and built in wardrobes while bedroom three has a radiator and overlooks the rear. The family bathroom has been fitted with a white suite comprising a panel bath, a close coupled w/c, pedestal wash hand basin, tiled walls and a window to the side.

Outside the South West facing rear garden is a good size and offers a seated area and a lawn. There is a timber garden shed and a large timber outbuilding with planning for use as residential accommodation, which has power and lighting and would make a great home office, gym or garden games room.

The front garden is low maintenance with some plants and shrubs and has a side access to the rear garden.



Council Tax Band: C

Energy Rating: C

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](http://www.phillipmann.com)