

3  
BED

# A Well Presented Detached Family Home

94, Vale Road, Seaford, BN25 3HA



Price £385,000

Freehold

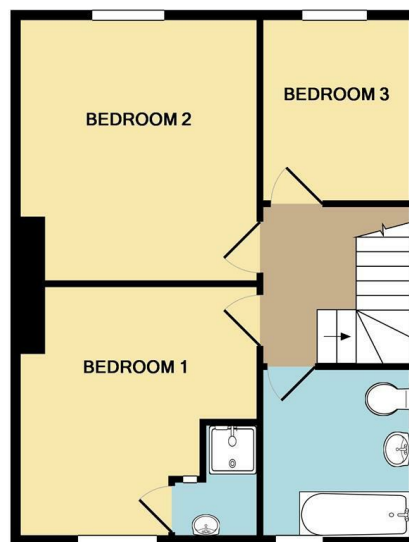
**phillipmann**  
we do more

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 45.1 SQ.M.  
(485 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 44.6 SQ.M.  
(481 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.7 SQ.M. (966 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2013

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, 3 bedroom detached family home. Located in Vale Road the property is ideally close to a primary school, local shops in both Lexden Road/Alfriston Road, Bus stops close by with routes to Eastbourne/Brighton, Seaford town centre with its comprehensive range of shops, cafes, library, medical centres, railway station, seafront promenade and beach are all within one and a quarter miles.

The property offers off road parking, a good size rear garden, gas central heating and double glazing.

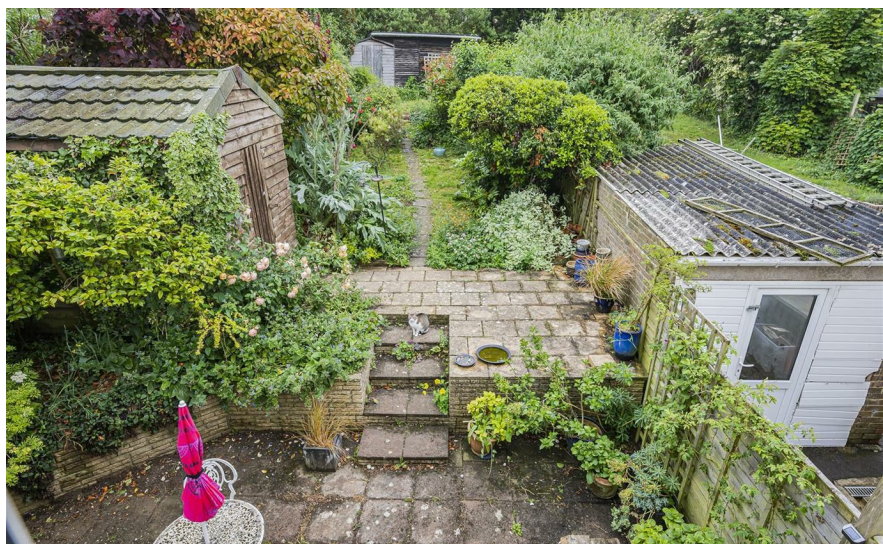
The entrance porch has a uPVC door which leads to the hallway with a radiator, laminate flooring and an understairs cupboard.

The living room is to the front and has a decorative fireplace with wood hearth, a radiator and a window overlooking the garden. The dining room is located to the rear and has a radiator and windows overlooking the large rear garden. The kitchen has been fitted with a range of wall and base units comprising a sink and drainer unit with cupboards below, there is an integral dishwasher, built in cooker, electric hob, a larder cupboard housing an upright fridge freezer, side door, a radiator and a window overlooking the rear garden.

There are stairs to the first floor loft access and a window to the side.

There are three bedrooms; the main bedroom is a good size double room with a radiator and window to the front. The second bedroom is to the rear and has built in wardrobes and overlooks the rear. The shower room has been fitted with an enclosed shower, a wash hand basin, ladder towel rail, tiled walls and an extractor fan. Bedroom three is to the front and has a radiator and laminate flooring. The family bathroom has been fitted with a panel bath, a close coupled w/c, a wash hand basin, a radiator and has a window to the side and rear.

Outside there is a paved patio area, steps to a lawn with well stocked borders, a timber garden shed and timber workshop and side access.



Energy Rating: C

Council Tax Band: 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)