4BED

Versatile Townhouse Close to The Beach

14, Cliff Close, Seaford, BN25 1BN







Price £375,000

Freehold

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14 Cliff Cl, BN25 1BN

Approximate Gross Internal Floor Area = 108.92 sq m / 1172 sq ft Utility 3.20 x 2.18 10'6 x 7'2 Kitchen/ Bedroom 3 Breakfast Room 2.79 x 2.74 483 x 363 9'2 x 9'0 15'10 x 11'11 7.57 x 2.46 24'10 x 8'1 Lounge 4.83 x 3.89 Bedroom 2 3.81 x 2.46 12'6 x 8'1 15'10 x 12'9 Bedroom 4 2.87 x 2.21 9'5 x 7'3

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

First Floor

inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented 4 bedroom townhouse. Situated close to Seaford seafront and offering flexible living accommodation to include a downstairs bedroom, shower room and utility room.

Ground Floor

The entrance has a u'PVC double glazed door, laminate flooring, a radiator and understairs cupboard. There is a large downstairs bedroom with a radiator and a window to the front. There is a study area with laminate flooring, a radiator and a window and a door to the rear garden. The shower room has an enclosed shower, a wall mounted wash hand basin, heated ladder towel rail and tiled walls. The cloakroom has a close coupled w/c, a wall mounted wash and basin and an extractor fan.

There are stairs to the first floor with a window to the side and a storage cupboard. The living room has a radiator, a T.V point and a window to the front. The kitchen breakfast room has been fitted with a range of wall and base units comprising a sink and drainer unit with cupboard below, there is a built in electric oven and gas hob above and hood over, space for a fridge freezer, a dishwasher, two radiators and windows overlooking the rear garden.

There are stairs to the first floor with a window to the side. There are three bedrooms, the main bedroom has a radiator built in cupboards and a window to the rear. The second bedroom has a built in cupboard, a radiator and a window the front with views towards the sea. Bedroom three has a radiator, a built in cupboard and window overlooking the

The family bathroom has been fitted with a white suite comprising an L shaped bath with a shower over, a close coupled w/c, wash hand basin set into a vanity unt, tiled walls and flooring, a heated towel rail and a window to the rear.

Outside there is a low maintenance garden with a seating area and stocked beds. The front garden is open plan and provides off road parking. HIGHLY RECOMMENDED



Second Floor



Council Tax Band: C

Energy Rating: C







Phillip Mann Seaford Office

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