

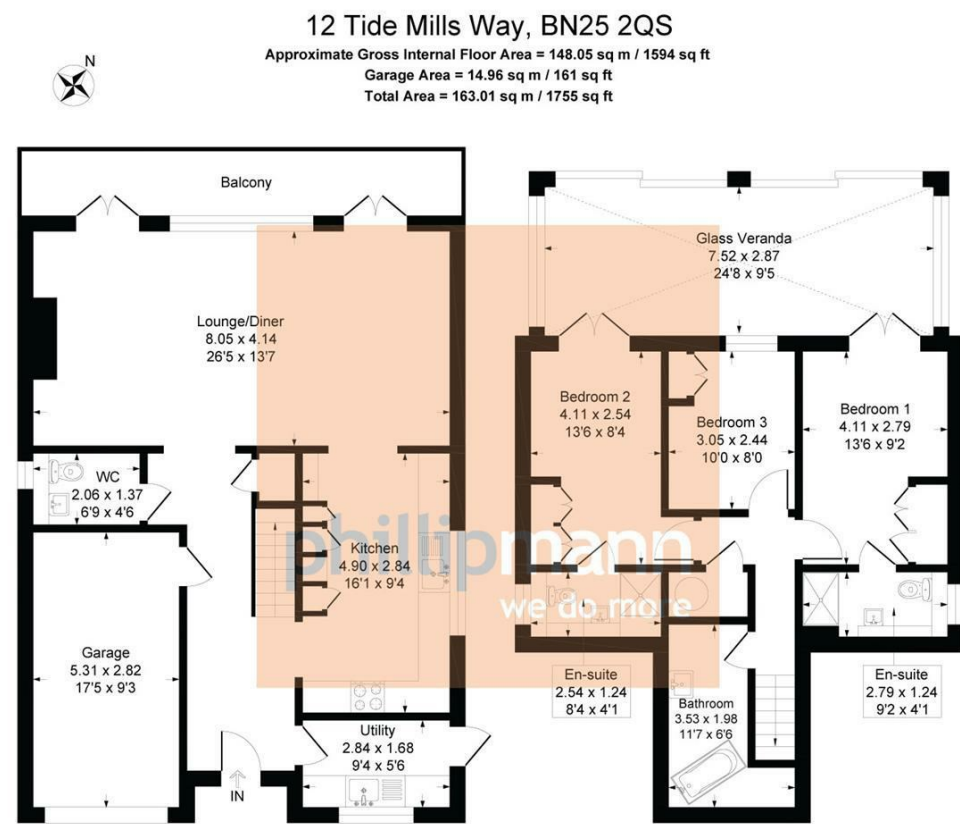


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Situated in a quiet, private residential are in Seaford, close to the seafront, buses to Brighton and Eastbourne. Seaford is situated close to the South Downs with picturesque walks to Seaford and the Seven Sisters and along to the Cuckmere River.

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



we do more...
 keeping
 customers
 happy

No.1 sellers

in Seaford, Newhaven
 and Peacehaven

3
 BED

Stunning Property, With Great Views!
 12, Tide Mills Way, Seaford, BN25 2QS



Price £625,000

Freehold

phillipmann
 we do more

Seaford 01323 898666 | Newhaven 01273 517517 | Peacehaven 01273 586622 | Lettings 01273 511511

www.phillipmann.com

inbrief...

A modern detached family home situated in a private gated area in Seaford. The property is arranged over two floors and includes utility room, good size lounge / diner with a private balcony, re-fitted kitchen, three bedrooms, two en-suite bathrooms and main family bathroom. Outside there is a landscaped rear garden off-road parking and a garage.

Style:	Modern Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	sq ft/ sqM
Outside:	Landscaped Garden
Parking:	Private parking and Garage
Energy rating:	B
Council Tax Band:	F

moredetail...

Phillip Mann estate agents are delighted to offer for sale this immaculately presented unique detached family home. Situated within a private gated area of Seaford, close to the beach, buses to Brighton and Eastbourne and within reach of the town and station. This property benefits from garage with electric door, re-fitted gas central heating, re-fitted kitchen, air conditioning, solar panels with passive income stream estimated £2000 Per Year, Upvc Double Glazing, landscaped garden by Horizon Landscapes and Glass Veranda.

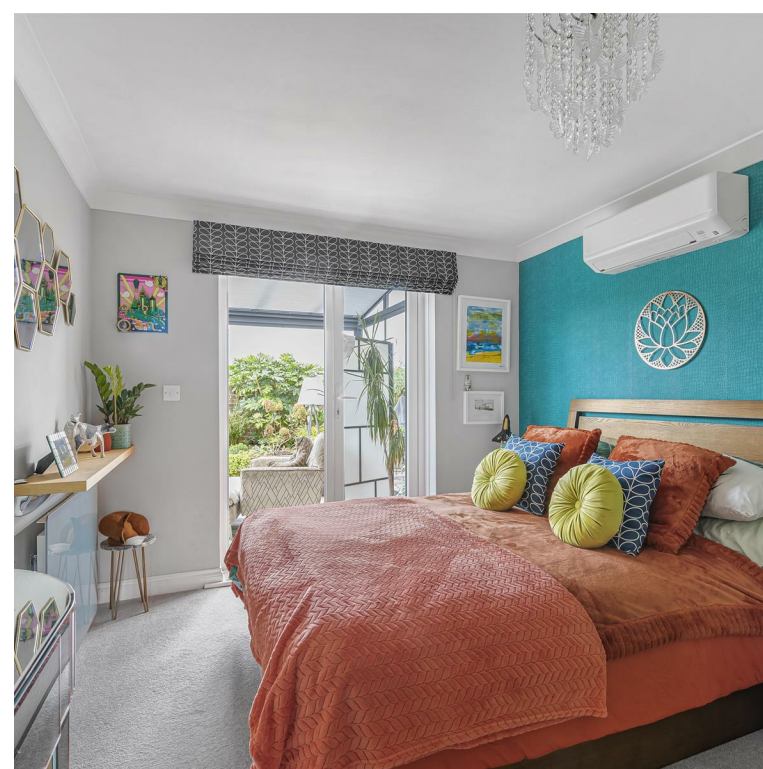
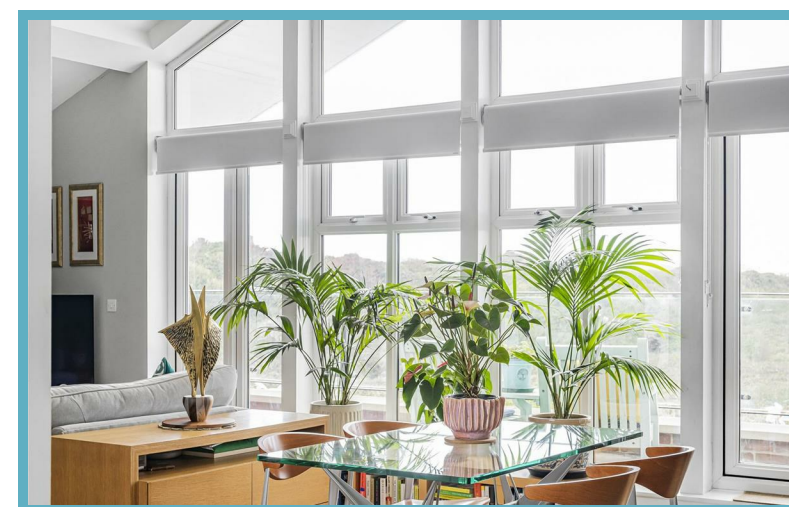
Entering the property on your right you will find the separate utility room including a side door to the rear garden, space for a washing machine, tumble-dryer and a two year old Worcester Boiler. The Kitchen is a real piece of art with recycled glass work tops, high gloss base and wall hung units, coffee station, inset sink, ambient lighting, integrated fridge-freezer and dishwasher, induction hob, NEFF Oven and Extractor. The lounge / diner benefits from beautiful Karndean floor, gable ceilings, floor to ceiling windows with tinted film, balcony with views of Tide Mills this room is the main centre piece to the property and a great social space.

An updated cloakroom with wash-hand basin and W/C is also located on this floor with over-stair storage. As you head down the glass banister which was fitted by the current owners on your left you will find an exquisite example of a bathroom tiled throughout with a dark effect this room includes a large roll top slipper bath, illuminated mirror with sink vanity unit, floor mounted chrome taps and a heated towel rail. Following through the hall bedroom three is opposite which is a double bedroom or a lovely office space, with room for furniture. Bedroom one is on your right which is a spacious double, fitted with a new en-suite shower room and French doors to the rear. Finally, Bedroom two is again a great double with another high spec en-suite.

VIEWINGS HIGHLY ADVISED FOR THIS PROPERTY



To Book An Appointment Please Call
01323 898666 or Email
Seaford@phillipmann.com



Bear in mind...

This property has been fully renovated to a great standard, with ample space for accommodation. In a gated community it is very quiet with the beach in walking distance!