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BED

Great Location, Being Sold With No Chain!
49, Lexden Road, Seaford, BN25 3BA



Price £350,000

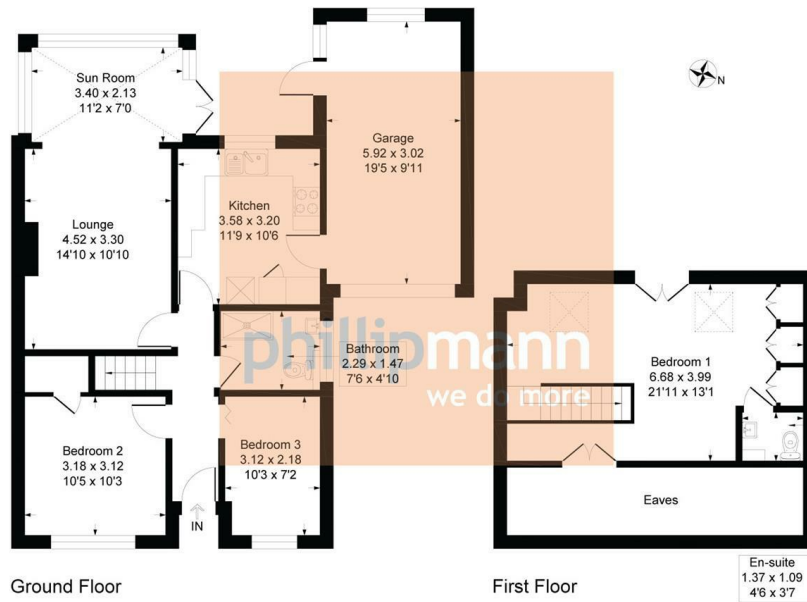
Freehold

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Approximate Gross Internal Floor Area = 90.97 sq m / 979 sq ft
 Garage Area = 17.88 sq m / 193 sq ft
 Total Area = 108.85 sq m / 1172 sq ft



inbrief...

Phillipmann Estate Agents are pleased to present for sale this lovely semi-detached chalet with three bedrooms, located in a popular Seaford neighbourhood near the town, key bus lines, convenience stores, and the school. In addition to having a garage, gas central heating and double glazing, the property is being sold with no-ongoing chain!

As you approach the property you will see a generous driveway with ample offroad parking with access to the garage via an electric door.

Entering the property bedroom three is overlooking the front which is a good guest room or study. Directly opposite is bedroom two which again is overlooking the front and is a good size and has built-in wardrobes and access to a large understair storage cupboard.

The main wetroom is spacious and includes a wash-hand basin, electric power shower, W/C and a frosted glass window.

Following through into the Kitchen that has multiple base and wall hung units, dishwasher space, washing machine space, fridge-freezer space, stainless steel sink-drainer, eye-level oven and an integral door to the garage.

The lounge / diner is of ample size with space for furniture and a dining table it makes a great social space, overlooking the rear garden which is a lovely secluded plot, benefiting from being West facing you do gain all of the late afternoon and evening sun. In the garden you will find a level paved area, side access gate to the front, shed space, stocked borders and an extra door into the rear of the garage.

Heading upstairs, bedroom one is a large double bedroom with ample space for fitted or free-standing furniture, there is also a W/C and wash-hand basin included on this level. Further eaves storage can be found also.



Council Tax Band: C

Energy Rating Level: D

moreinfo...

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