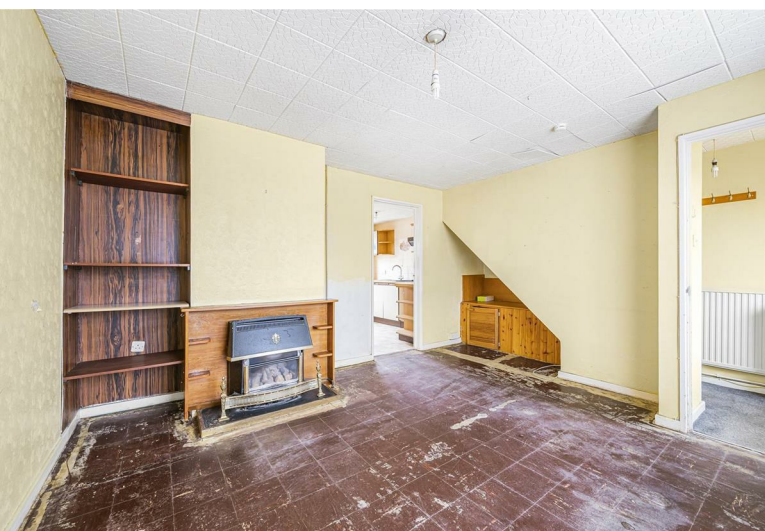


2  
BED

## 2 Bedroom House in Convenient Location

64, Cinque Ports Way, Seaford, BN25 3UF



Price £265,000

Freehold

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# 64 Cinque Ports Way, BN25 3UF

Approximate Gross Internal Floor Area = 70.71 sq m / 761 sq ft

Outbuilding Area = 6.15 sq m / 66 sq ft

Total Area = 76.86 sq m / 827 sq ft

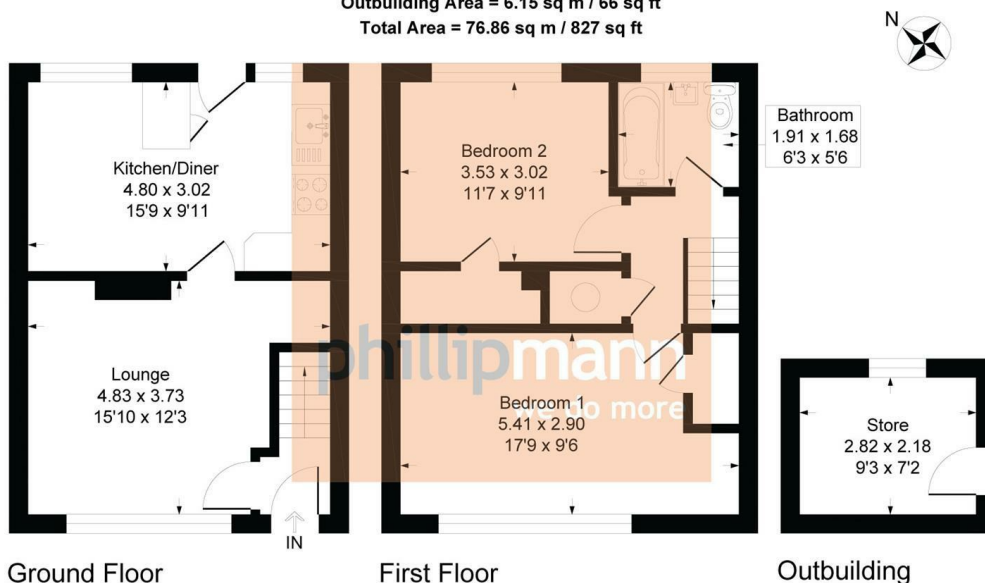


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann Estate Agents are pleased to offer for sale this terraced 2 bedroom property located in Cinque Ports Way. This property is in a great location, Close to Local Schools, Shops, Parks as well as Bus Services to Brighton/Eastbourne. Whilst requiring renovation, This property offers a great opportunity for First time buyers & Investors.

As you approach the property, There is a large front garden which could be made into off road parking subject to council permission.

Towards the front of the property you will find a good sized living room which has windows to the front allowing for plenty of natural light. There is also built in storage under the stairs and a door leading to the kitchen/dining area.

Towards the rear of the property is a large kitchen/dining area consisting of a large amount of cupboard space with built in oven & hob. There is a large built in cupboard space housing the boiler as well as ample space for white goods such as a washing machine & Fridge/Freezer. There is a door leading onto the good size rear garden which has built in outside storage areas and rear access.

As you go upstairs you will find a landing leading to all bedrooms & family bathroom. The bathroom is located to the rear of the property and has a w/c, hand basin and bath with overheard shower.

Bedroom 1 is a generous sized double bedroom located towards the front of the property with large windows to front and built in storage space.

Bedroom 2 is located towards the rear of the property and is another generous sized double bedroom. This bedroom overlooks the rear garden and also has a built in wardrobe.

This property offers a great amount of potential for extension STPP and is offered for sale with no onward chain.

This is a great opportunity for First Time Buyers & Investors alike and must be viewed to be appreciated. Viewings can be arranged via Phillipmann Seaford Office on 01323898666/Seaford@phillipmann.com



EPC - C

Council Tax - C

moreinfo...



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