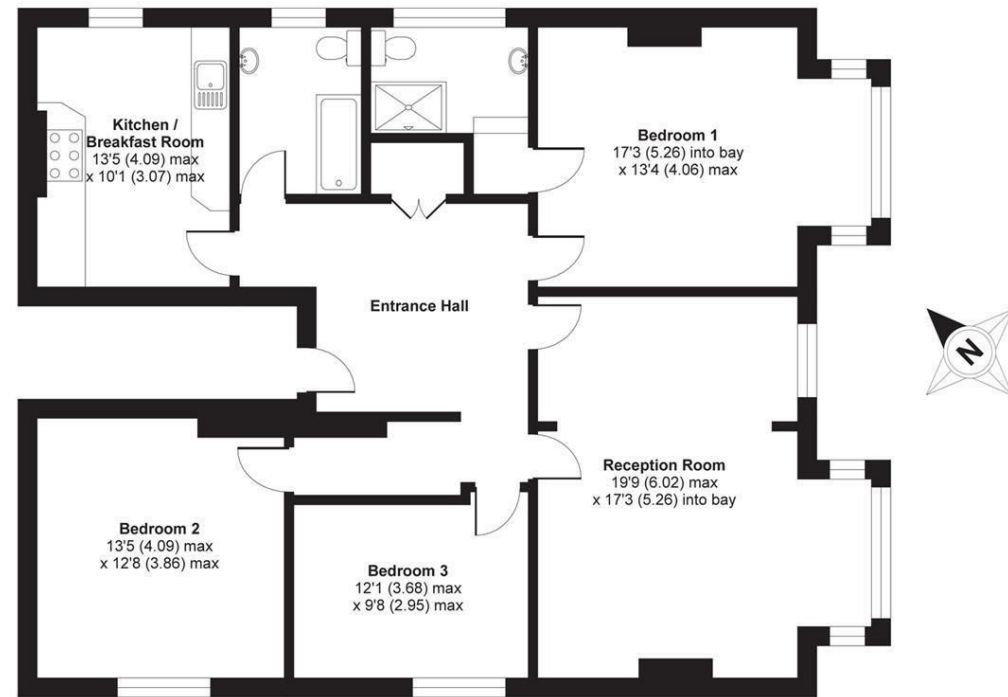


## Stafford Road, Seaford, BN25

APPROX. GROSS INTERNAL FLOOR AREA 1295 SQ FT 120.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## localknowledge...

The property is situated in the heart of Seaford, within easy walking distance of shops, library and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, golf courses and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

### Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

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# 3 BED

## Occupying The Entire First Floor Stafford House Flat 1, Stafford Road, Seaford, BN25 1UH



## Price £350,000

Leasehold

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## inbrief...

This stunning apartment occupies the entire first floor of this imposing Edwardian house, retaining many of the original features. The spacious accommodation comprises in brief reception hall, lounge/dining room, 3 double bedrooms, en-suite shower room/WC, Bathroom/WC and Kitchen/Breakfast Room.

Style:	First Floor Apartment
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	1295 SQ FT/120.3 SQ M
Outside:	Use Of Communal Garden
Parking:	On Road Parking
Energy rating:	D
Council Tax Band:	B

## moredetail...

This stunning apartment occupies the entire first floor of this imposing Edwardian house, built in 1901 and retaining many of the original features to include high ceilings with decorative coving, deep skirting boards and feature fireplaces to principal rooms. Located in the heart of Seaford town centre the property is close to all amenities.

As you enter the main reception hall you are immediately struck by the feeling of light and space. There is a large double storage cupboard and access to all the principal rooms..

The open plan lounge/dining room has a full height bay window which allows lots of natural light to flood in, a feature wood and marble fireplace and the dining area has ample space for a large dining table and chairs.

Adjacent to the lounge/diner is the master bedroom which also has the benefit of a full height bay window and feature fireplace.

The en-suite shower room has a contemporary style suite comprising a double shower with glass screen and 'monsoon' shower head, WC, wash basin set on vanity unit and full height frosted window.

Bedrooms two and three are both generous doubles and have large windows with open aspect views over the surrounding area. Bedroom two has a range of free standing wardrobes and drawers.

The kitchen/breakfast room has an extensive range of wall and base cupboards, and ample working surface with inset sink. There is space for fridge and washing machine and an integrated dish washer along with stainless steel range cooker and extractor hood. The combination boiler is concealed in a cupboard, whilst there is space for a bistro style table and chairs below a large window with an open aspect.

The main bathroom is located off the reception hall and has a contemporary style suite with part tiled walls comprising bath with 'monsoon' head shower and glass screen, WC, wash basin set on vanity unit and large window providing natural light.

OUTGOINGS : Service Charge - £210.00 per quarter Lease - 150 Years remaining



To book a viewing on the property or for further information please contact the Seaford office on 01323 898666.

