

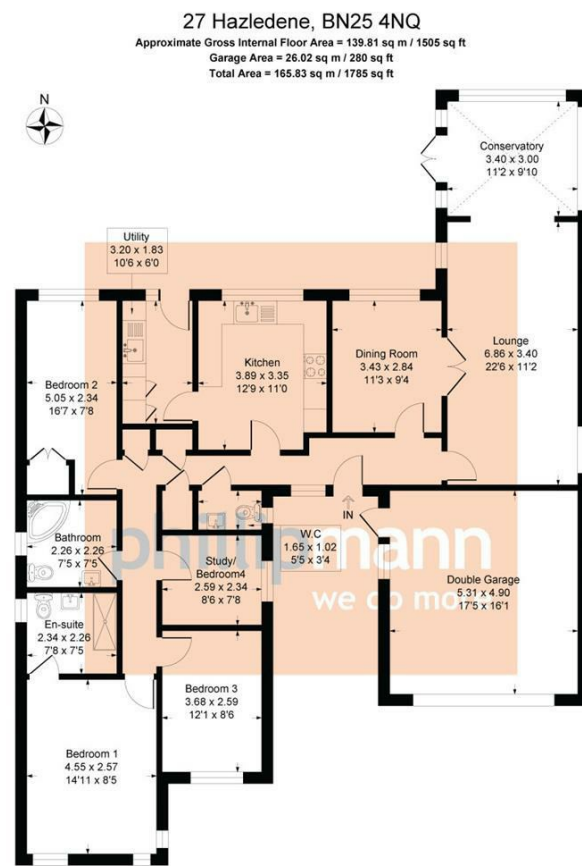


Illustration for identification purposes only, measurements are approximate, not to scale

4  
BED

A large detached bungalow with no chain  
27, Hazeldene, Seaford, BN25 4NQ



## localknowledge...

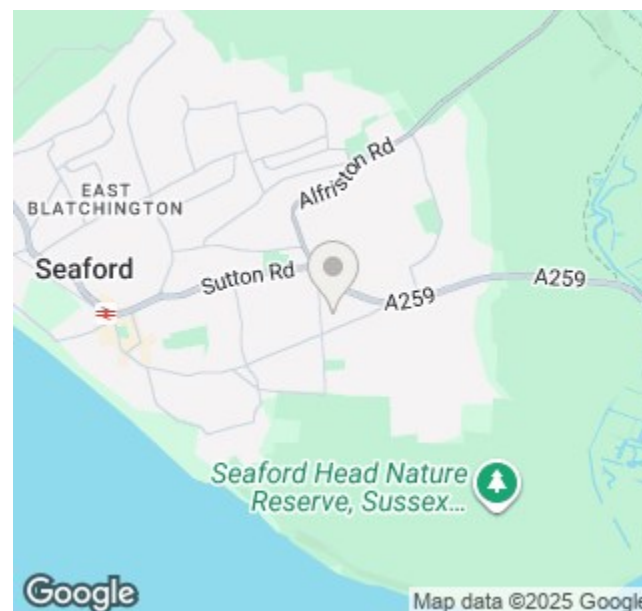
The property is situated in the favoured South East corner of Seaford, close to local schools, bus services, Seaford Head Golf Course and the South Downs National Park. This property is about a mile and a half from Seaford, with good transport links to Brighton, Eastbourne and mainline train station to London via Lewes.

## moreinfo...

Phillip Mann Seaford Office

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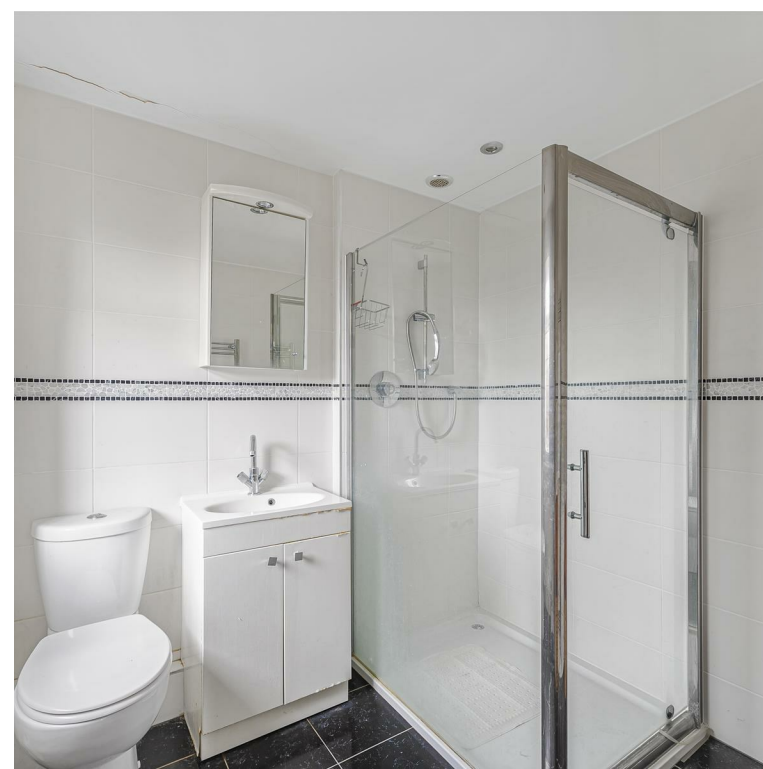
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## inbrief...

A detached bungalow in a popular residential location. Offering spacious accommodation with a living room, dining room, fitted kitchen, utility room, four good size bedrooms, Principle bedroom with an en-suite shower room, further family bathroom and separate cloakroom w/c. Outside there are low maintenance gardens, off road parking and a double garage with loft storage, power and lighting.

|                          |                           |
|--------------------------|---------------------------|
| <b>Style:</b>            | A Large Detached Bungalow |
| <b>Bedrooms:</b>         | 4 Good Size Bedrooms      |
| <b>Reception rooms:</b>  | 3 Reception Rooms         |
| <b>Area:</b>             | 1785 Sq Ft                |
| <b>Outside:</b>          | Low Maintenance Gardens   |
| <b>Parking:</b>          | Double Garage & Parking   |
| <b>Energy rating:</b>    | D                         |
| <b>Council Tax Band:</b> | F                         |



## moredetail...

Phillip Mann estate agents are delighted to offer for sale this well presented 4 bedroom detached bungalow. Situated in a highly desirable area of Seaford, within easy reach of the town, countryside walks and buses to Brighton and Eastbourne.

The entrance with a u'PVC double glazed door has two radiators, an airing cupboard, linen cupboard and wood flooring. The cloakroom has been fitted with a close coupled w/c, pedestal wash hand basin, tiled walls and flooring and a window.

The living room is a good size room with a decorative fireplace with inset electric fire, two windows to the side and a large opening into the conservatory. The conservatory has a radiator and glazing to three sides with doors to access the rear garden. The dining room has a radiator and overlooks the rear garden.

The kitchen has been fitted with a good range of wall and base units comprising an inset sink and drainer with mixer taps and cupboards below, there is an integrated dishwasher, a built in electric double oven with four ring gas hob above and hood over, tiled flooring and a window overlooking the rear garden. The utility room has a stainless steel sink and drainer, plumbing and space for a washing machine and tumble dryer, further appliance space, larder style cupboards, a wall mounted gas boiler and a window and a door to the rear garden.

There are four bedrooms; the main bedroom overlooks the front and has an en-suite with an enclosed shower, w/c and wash hand basin, a heated towel rail and window to the side. The second bedroom is a double room overlooking the rear, bedroom three is to the front and bedroom four is to the side.

The family bathroom has been fitted with a corner bath, a close coupled w/c, wash hand basin set into a vanity unit, a radiator, tiled walls and flooring and a window to the side.

Outside the rear garden is low maintenance with a level lawn, raised stocked borders, a timber shed/summer house and side access. The front is open plan with parking.



For further information on this property please call our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com). All our properties can be found at [www.phillipmann.com](http://www.phillipmann.com)



## Bear in mind...

This bungalow offers spacious living accommodation, a low maintenance rear garden, a double garage and plenty of off road parking.