

2
BED

Conveniently Located
35, Alfriston Road, Seaford, BN25 3QD



£335,000

Freehold

phillipmann
we do more

www.phillipmann.com

35 Alfriston Road, BN25 3QD

Approximate Gross Internal Floor Area = 87.07 sq m / 937 sq ft

Outbuilding Area = 6.19 sq m / 67 sq ft

Total Area = 93.26 sq m / 1004 sq ft

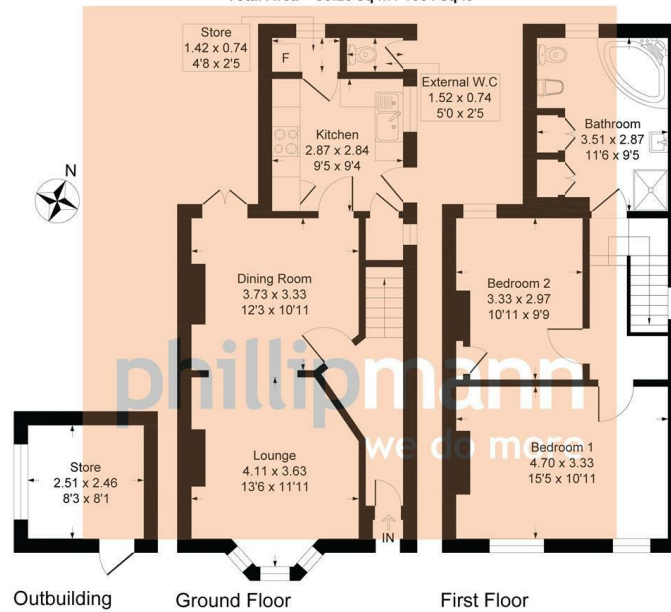


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

This charming semi-detached house is conveniently located within a short walk to a Tesco express along with a regular bus service into Brighton/Eastbourne and 'Wave' leisure centre. Seaford town is within a mile.

The property has many features to include double glazed windows and gas central heating, kitchen with appliances and a good size rear garden.

As you approach the property there is a wall enclosed formal front courtyard and path to gated side access. The covered entrance door leads into the hall which has stairs rising to the first floor.

The open plan lounge/dining room is a good size with the dining area having double doors out to the rear garden. The lounge has decorative coving and a bay window to the front aspect.

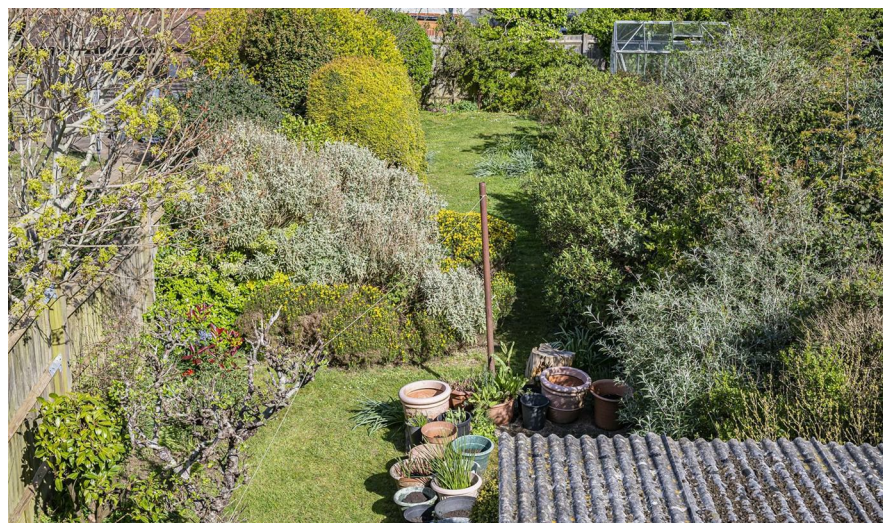
The kitchen is off the dining area and is fitted with a good range of wall and base cupboards, complemented by ample working surface. There is an inset stainless steel sink, gas hob with extractor and electric oven, appliance space for washing machine and dishwasher, under stair store cupboard and further space for fridge/freezer and door to side access. On the first floor landing there is a picture window and loft access.

The good size bathroom has a corner bath, WC, bidet, wash basin and separate shower cubicle with electric shower. There is a linen cupboard which also houses the 'Worcester' combi boiler and windows with open aspect views.

The main bedroom is located to the front of the property and has a feature cast iron fire surround and good range of fitted bedroom furniture.

Bedroom two is also a good double with feature fire surround, recessed cupboard and window with views to the rear.

A particular feature of the property is the rear garden which is well established with a level lawn bordered by shrubs and bushes which provide seclusion. There is a useful brick built work shop/studio room with power, outside tap and 'gardeners' toilet.



Energy Rating - D

Council Tax Band - C

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