

# 19 Buckle Close, BN25 2QL

Approximate Gross Internal Floor Area = 78.28 sq m / 843 sq ft

Garage Area = 15.40 sq m / 165 sq ft

Total Area = 93.68 sq m / 1008 sq ft

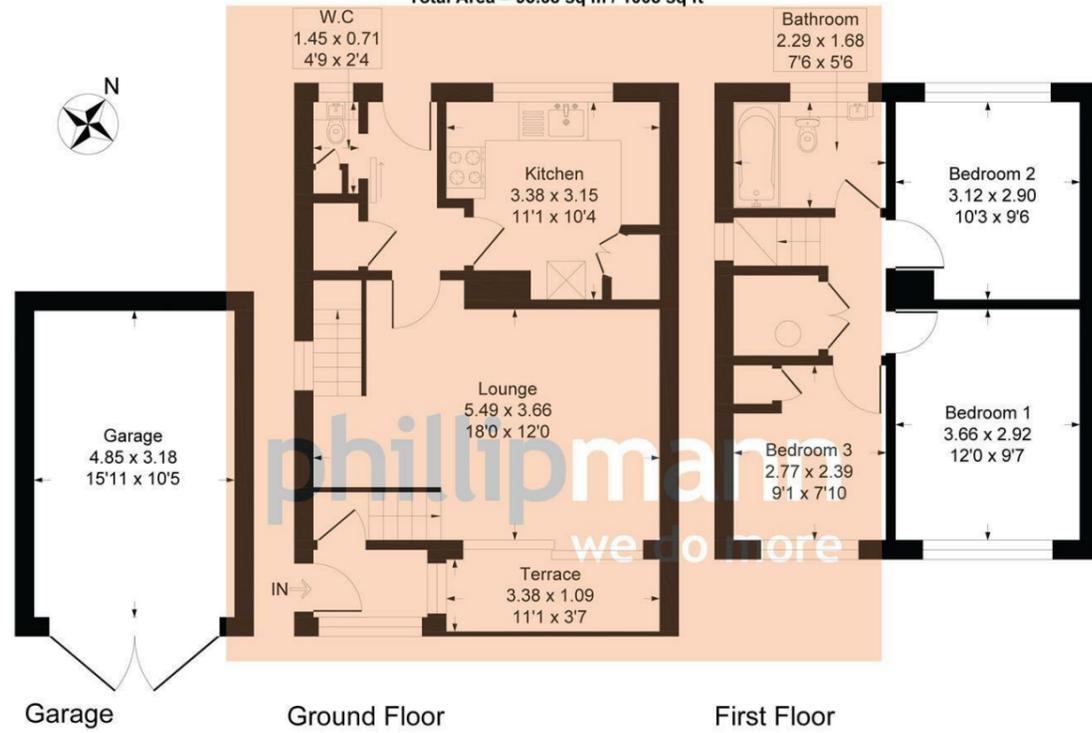


Illustration for identification purposes only, measurements are approximate, not to scale

## localknowledge...

The property is ideally situated in an elevated position close to the Seafront and within easy walking distance of the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with excellent bus links.

## moreinfo...

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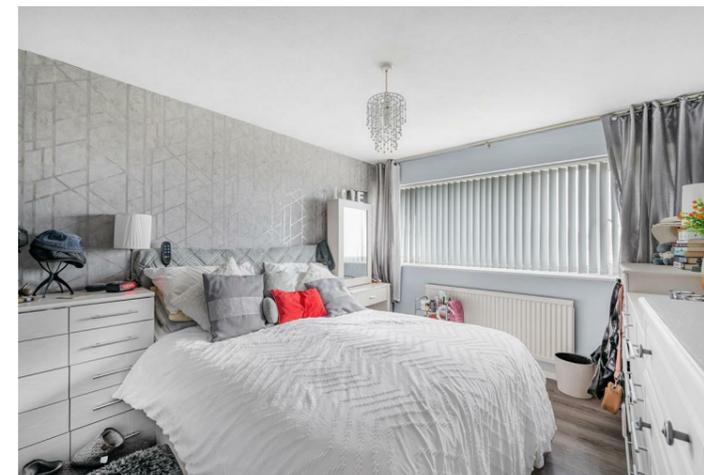
# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

# 3 BED

# Stunning Sea Views In A Great Location!

## 19, Buckle Close, Seaford, BN25 2QL



# Price £389,950

Freehold

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## inbrief...

A rarely available Semi-detached house situated on Buckle Close within 100 yards from the uncommercialised seafront and a short distance to the town and all amenities. Accommodation in brief comprises; lounge, kitchen, bedrooms, bathroom, garden and W/C. The property includes garage, driveway, double glazing and gas-central heating.

<b>Style:</b>	Semi-Detached House
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	Lounge
<b>Area:</b>	1008 sqft / 93.68 sqm
<b>Outside:</b>	Rear Garden
<b>Parking:</b>	Driveway & Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

## moredetail...

This well presented and extended marine residence has superb sea views from the balcony and all principal rooms. Located set back from the popular Seaford beach and Esplanade and overlooking the 'Brick Fields' conservation area. The 'Salts' recreation ground and town centre are within a 10 minute level walk, along with train station and a regular bus service to Brighton/Eastbourne. Further benefits of the property include double glazed windows and gas central heating. As you approach the property there is a driveway with parking for one car and also access to the garage with power. The entrance porch is a great space for coats and storage. As you enter the property you are welcomed into a spacious lounge with sliding doors to the balcony which has direct sea views and ample furniture space.

The kitchen has been newly fitted with multiple base and wall hung units and includes a four ring gas hob, fridge-freezer space, stainless steel sink drainer, dishwasher space and cookerhood. Opposite, there is a W/C which has been tiled throughout and includes, wash-hand basin, heated towel-rail and Boiler cupboard. An extra utility cupboard can also be found in the hall with a door to the rear garden.

Heading upstairs, the main family bathroom is on your left which is tiled throughout and includes bath with electric power shower, extra storage, low-level W/C and sink vanity unit.

Bedroom two is the next room along which is a spacious double bedroom overlooking the rear garden with plenty of furniture space available. Bedroom three is a good sized single bedroom with a built in storage cupboard or a great home office for anyone wanting lovely sea views!

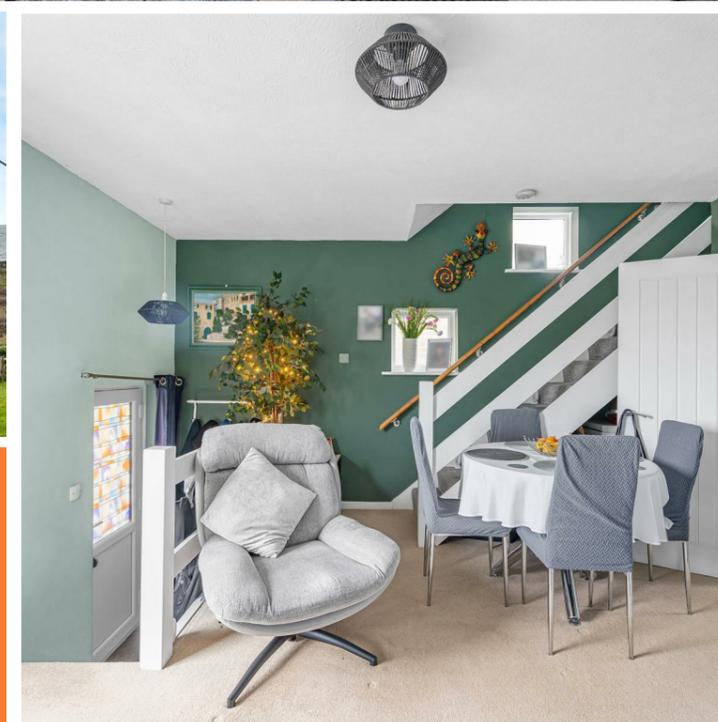
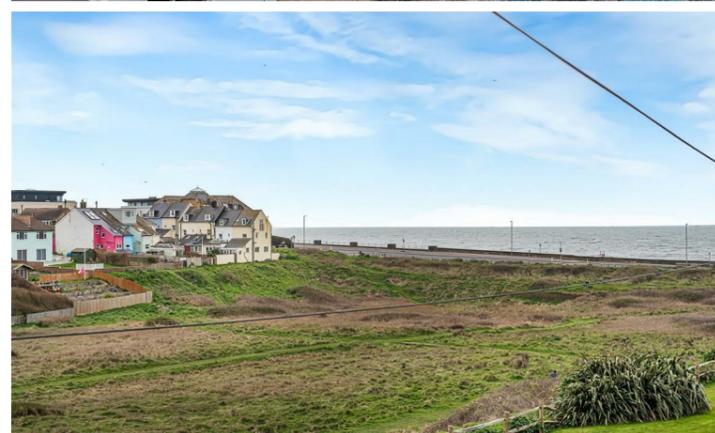
The hallway has a large storage cupboard which has shelving and could potentially be adapted.

Bedroom one is a fantastic double bedroom which stunning sea views, space for chest of drawers, bedside tables and also extra wardrobes.

The garden is low maintenance with a patio area and also space for a large shed and pots.

## What the owner says...

"Thoroughly enjoyed living here, the house has been great for us!"



To Book An Appointment Please Call  
01323 898666 or Email  
Seaford@Phillipmann.com



## Bear in mind...

This property has generous accommodation in great location close to the town, seafront, main schools and Bishopstone Station.