

69 Princess Drive, BN25 2TT  
Approximate Gross Internal Floor Area = 90.28 sq m / 972 sq ft  
Garage Area = 13.54 sq m / 146 sq ft  
Total Area = 103.82 sq m / 1118 sq ft

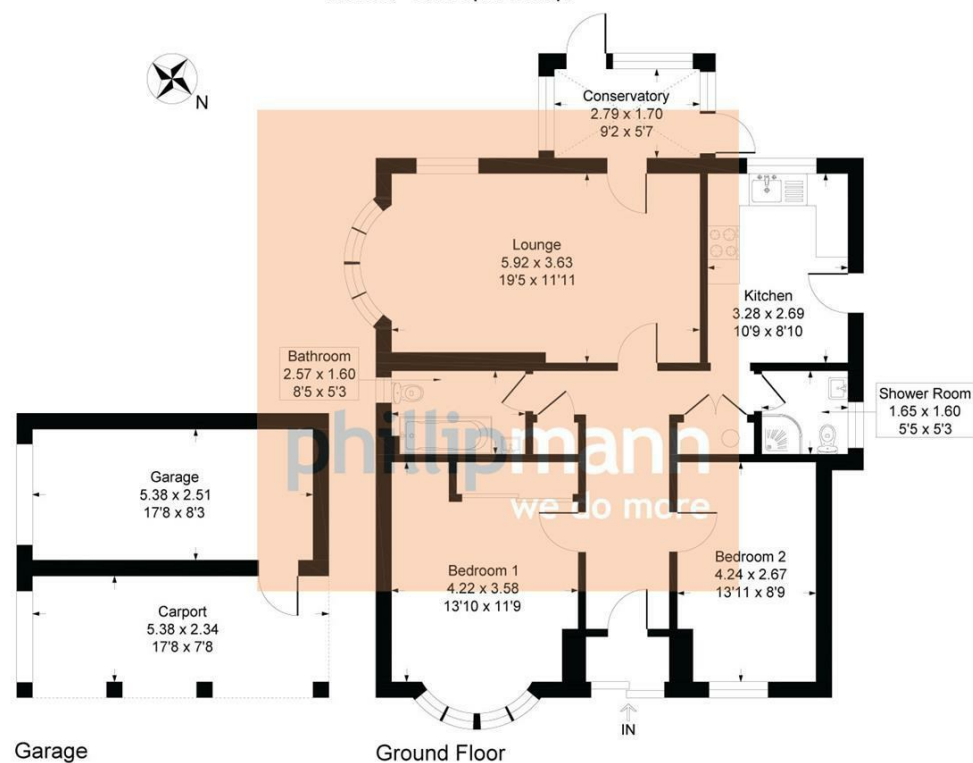


Illustration for identification purposes only, measurements are approximate, not to scale

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Large Plot With Plenty Of Scope To Extend!  
69, Princess Drive, Seaford, BN25 2TT



## localknowledge...

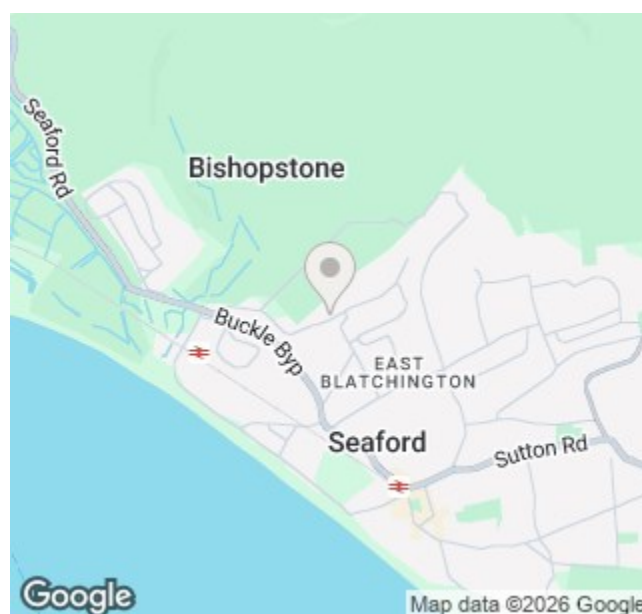
Princess Drive is conveniently located close to local shop, bus services and country walks, whilst Bishopstone train station and esplanade is within a half mile. Seaford town which offers a wide range of shops is within a mile and a half from the property

## moreinfo...

Phillip Mann Seaford Office

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01323 898666

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## inbrief...

This spacious detached bungalow on a large corner plot is located in a popular residential area, close to picturesque country walks, CO-OP convenience store and a good local bus service. The accommodation in brief comprises 2 bedrooms, lounge - diner kitchen/breakfast room, family bathroom, en-suite shower room, garage and attractive gardens.

<b>Style:</b>	Detached Bungalow!
<b>Bedrooms:</b>	2 Bedrooms
<b>Reception rooms:</b>	Lounge Diner / Kitchen Breakfast
<b>Area:</b>	103.82 SQ M/1118 SQ FT
<b>Outside:</b>	Secluded Gardens
<b>Parking:</b>	Garage and Driveway / Lean Too
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

Phillipmann Estate Agents are delighted to offer for sale this lovely two bedroom detached bungalow situated in the popular Valley Dip area of Seaford. This property is close to local bus routes, schools, convenience shops and walking distance to Bishopstone train station.

The property benefits from double glazing, gas central heating, garage with power, drive for two cars and gated side access on both sides and a tremendous amount of space to extend!

Entering the property bedroom two is on the right as you make your way down the hall, this is a good sized double bedroom with plenty of space for wardrobes, chest of drawers, bedside tables and overlooks the side of the property.

Next to this is bedroom one which again is a lovely sized double bedroom and has built in wardrobes, chest of drawers, bedside tables and also overlooks the side of the property.

Heading down the hall, the main family bathroom is on your left which is fully tiled and includes bath with mixer taps, heated towel rail, W/C and a wash-hand basin.

The next room in the property is the kitchen that includes multiple wall and base hung units, gas cooker, stainless steel sink / drainer, dishwasher space, fridge freezer space, washing machine space and side door to the garden.

The lounge/diner is a great sized room, overlooking the front of the property, with plenty of dining table space it makes a brilliant area for the family to use for many occasions.

The garden for this property is a rather large plot that is mixed with both patio and grass area with sheds, greenhouse, hot tub and a substantial amount of space to extend!

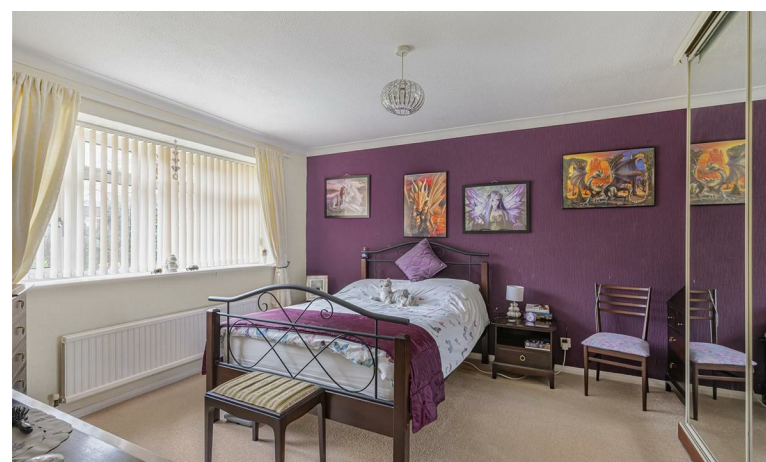
Viewings are highly recommended for anyone wanting a good size detached bungalow in this area!



To book an appointment please call  
01323 898666 or email  
Seaford@phillipmann.com

## What the owner says...

"This property has plenty of potential, with room to extend and modernise this will be a great family home."



## Bear in mind...

This property is situated in a very convenient spot, located close to local schools, Golf Course, shops and bus routes.