

4

BED

Spacious House In A Popular Location!

43, Headland Avenue, Seaford, BN25 4PZ

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Approximate Gross Internal Floor Area = 152.92 sq m / 1646 sq ft

Garage Area = 13.09 sq m / 141 sq ft

Total Area = 166.01 sq m / 1787 sq ft

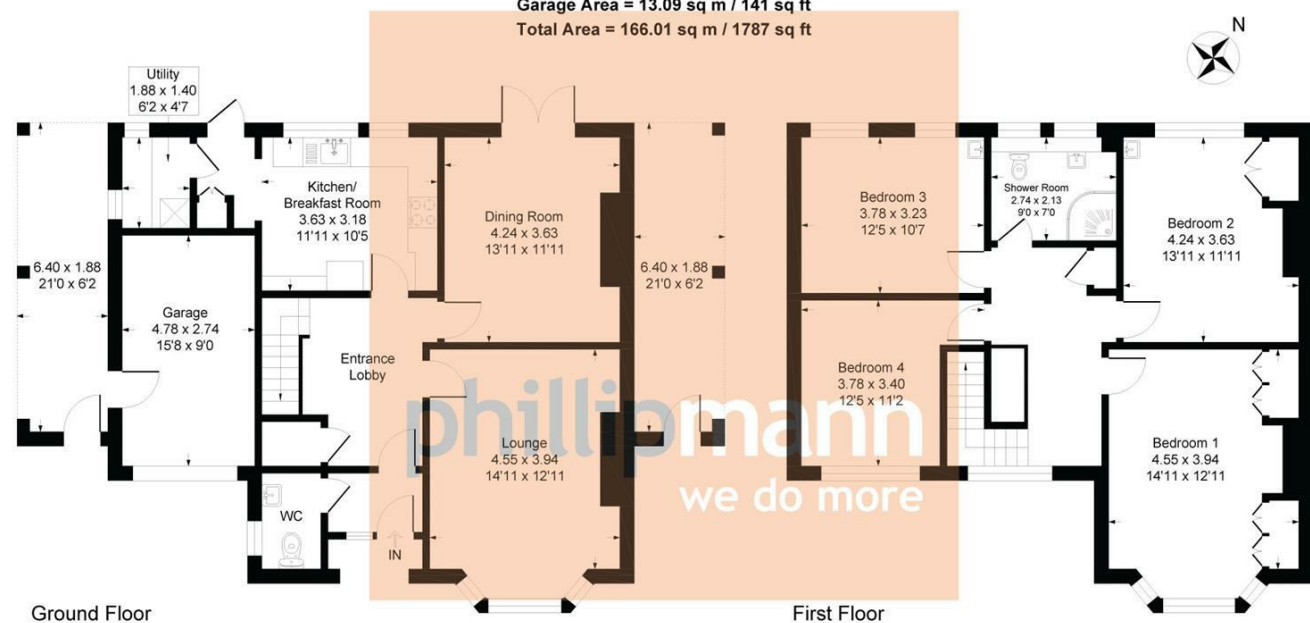


Illustration for identification purposes only, measurements are approximate, not to scale



### localknowledge...

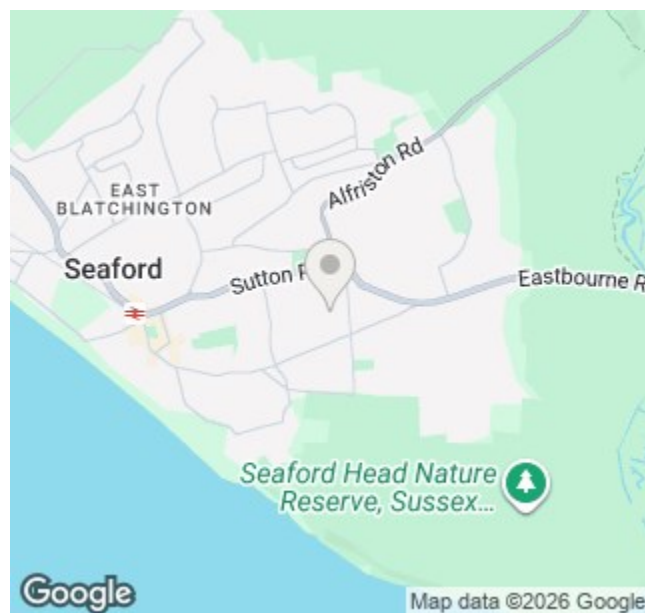
The property is located in the popular south east corner of Seaford, within easy walking distance of the South Downs National Park, Seaford Head Golf Course and a regular bus service into Brighton and Eastbourne. Seaford town centre with its amenities, seafront and main line railway station is within a half mile.

### moreinfo...

Phillip Mann Seaford Office

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

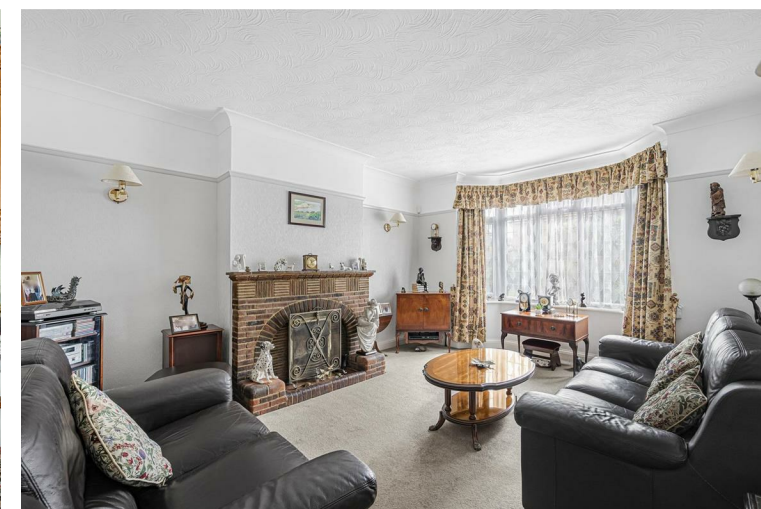
To see more details on this & all our homes go to [www.phillipmann.com](http://www.phillipmann.com)



we do more...  
keeping customers happy

# No.1 sellers

in Seaford, Newhaven and Peacehaven



## Price £750,000

Freehold

# phillipmann

we do more

# inbrief...

This attractive 1930's built detached property, located in the sought after south/east corner of Seaford stands in good size mature gardens and has spacious accommodation which comprises in brief reception hall, lounge, dining room, kitchen, four bedrooms, bathroom and separate WC. There is a garage and off street parking.

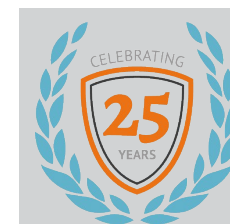
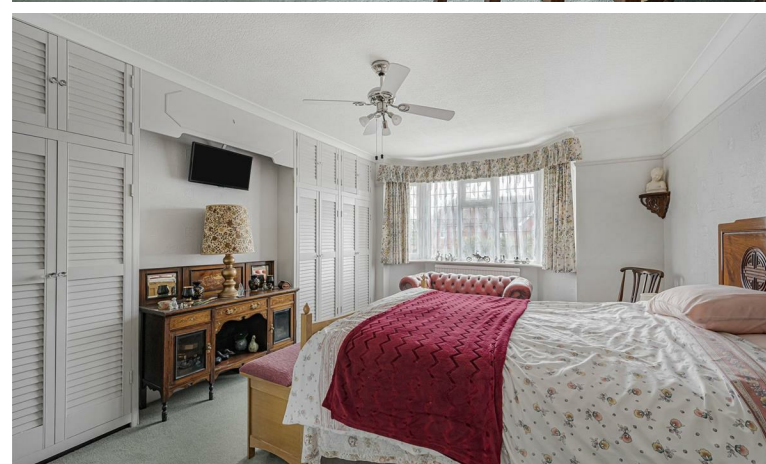
<b>Style:</b>	Detached House
<b>Bedrooms:</b>	Four Bedrooms
<b>Reception rooms:</b>	Lounge and Dining Room
<b>Area:</b>	166.01 SQ M/ 1646 SQ FT
<b>Outside:</b>	Good Size Mature Gardens
<b>Parking:</b>	Garage and Driveway
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	F

# moredetail...

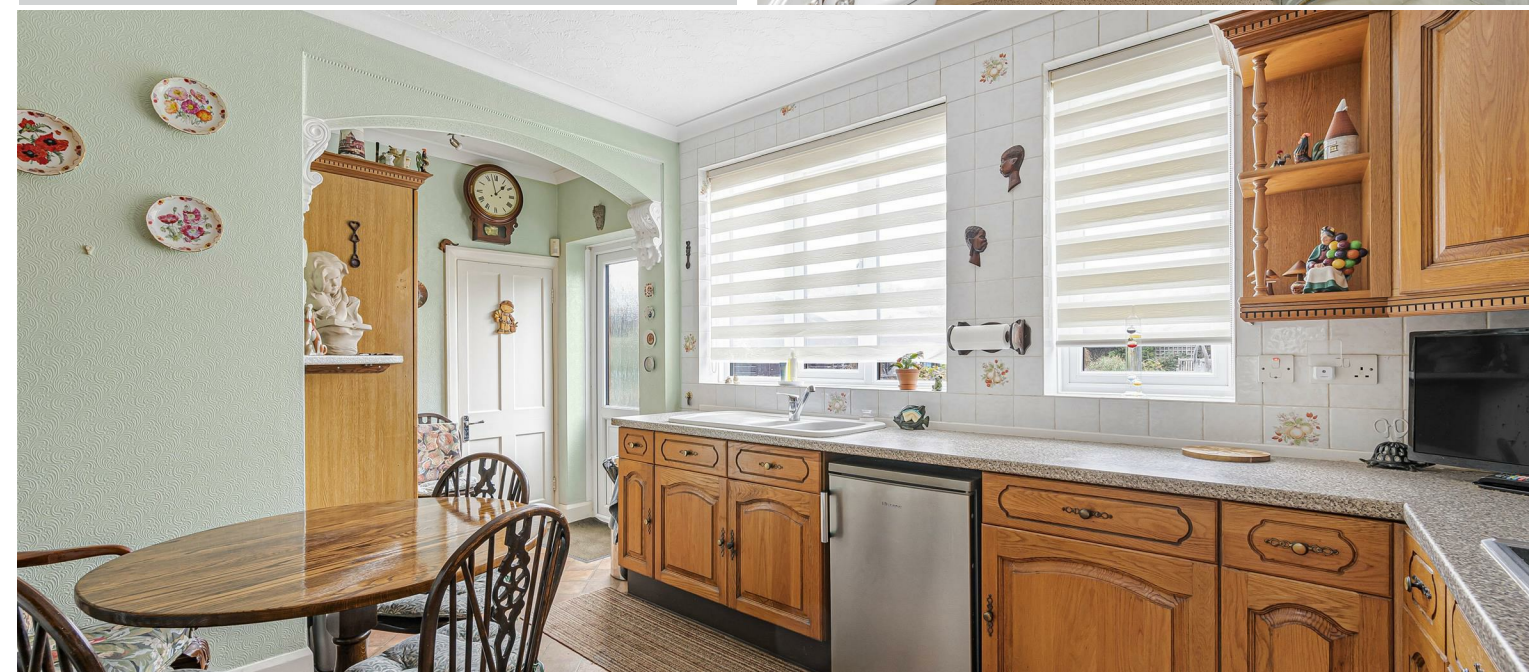
This well presented 1930's built detached house is located in the sought after south/east corner of Seaford, in an attractive road. The property sits on a good size plot with a mature rear garden. Benefiting from, gas central heating, double-glazing and a home alarm system. The property is also being sold with NO-ONGOING CHAIN!

As you approach the property there is a block paved driveway providing off street parking to the single garage with power and electric door. The front garden is well maintained and there is side access to the rear garden. The front entrance leads to a porch and a cloakroom with W/C and wash-hand basin entering the main door you are welcomed to spacious reception hall with under-stair storage and stairs rising to the first floor.

Into the main living room on your right which is very spacious benefiting from a large bay window, fireplace feature and tall ceilings. Down the hall on your right you will head into a generous separate dining room which is large enough for ample guests, French doors to the garden and potential to extend across the ground floor. Heading into the Kitchen which includes multiple base and wall hung units, eye-level oven, gas hob, door to the garden and a separate utility room that has space for a washing machine, tumble dryer and fridge-freezer. Upstairs, bedroom one is immediately on your right as you get to the top of the stairs, an incredibly spacious double room over-looking the front with plenty of furniture space. Bedroom two is again a large double over-looking the garden and includes ample furniture space and a wash-hand basin. The main family shower-room has been refitted and benefits from a large walk-in shower, sink vanity unit and a W/C. Bedroom three does not lack size and makes a great third bedroom, very spacious and quiet. Finally, bedroom four is another double or a large study towards the front of the property. Outside, a mature large garden can be found which has plenty of space for storage.



To Book An Appointment Please Call  
01323 898666 Or Email  
Seaford@phillipmann.com



# Bear in mind...

This property is incredibly spacious, set on a very mature plot in the heart of Seaford, within walking distance to some of Seaford's beautiful sceneries.