

5
BED

An Extended, Detached Bungalow

36, South Way, Seaford, BN25 4JG

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Approximate Gross Internal Floor Area = 293.79 sq m / 3162 sq ft
Garage Area = 27.59 sq m / 297 sq ft
Total Area = 321.39 sq m / 3459 sq ft



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



localknowledge...

Situated in the popular South East Corner of Seaford, close to the South Downs and picturesque walks to the Cuckmere River and iconic Sever Sister Country walks. Chyngton Way is a tree lined road and is regarded as one of the premier road in Seaford. Eastbourne and Brighton within east reach with a regular buses every 15 minutes.

moreinfo...

Phillip Mann Seaford Office

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

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inbrief...

Offering good size accommodation throughout to include a large open plan kitchen, dining area, living room, a lounge, snug, a utility room, Principle suite with a walk in dressing room and ensuite shower room. There are 3 further bedrooms, a family bathroom, a utility room and an annex with a shower room. Outside there is a large 200ft x 200ft rear garden, a swimming pool and outbuildings as well as a double garage and off road parking.

Style: Detached Bungalow
Bedrooms: 5
Reception rooms: 3
Area: 3459 SQ FT
Outside: Set within 1 1/2 Acres
Parking: Off Road and Garages
Energy rating: C
Council Tax Band: F

moredetail...

Phillip Mann estate agents are excited to offer for sale this unique, detached bungalow. Situated in Seaford, backing onto the South Downs National Park and offering excellent living accommodation, large bedrooms and plenty of outside space.

The entrance hall has a u'PVC door with a glazed side panel and an upright radiator. The open plan living area has a modern fireplace with a inset log burning stove and T.V point. There is an adjoining snug with a T.V point and a window to the front. The living room is a good size room with a vaulted ceiling with high level windows, a TV point, bi-folding doors to the rear garden. The dining area has bi-folding doors to the rear garden and is open to the kitchen with fitted wall and base units comprising a sink and drainer unit with mixer taps, a built in dishwasher, integrated fridge freezer, a built in double electric oven, 5 ring gas hob with filtered hood over and tiled splashbacks. The utility room has been fitted with a range of wall and base units comprising built in larder cupboards, plumbing and space for a washing machine and tumble dryer, further working surfaces and a radiator.

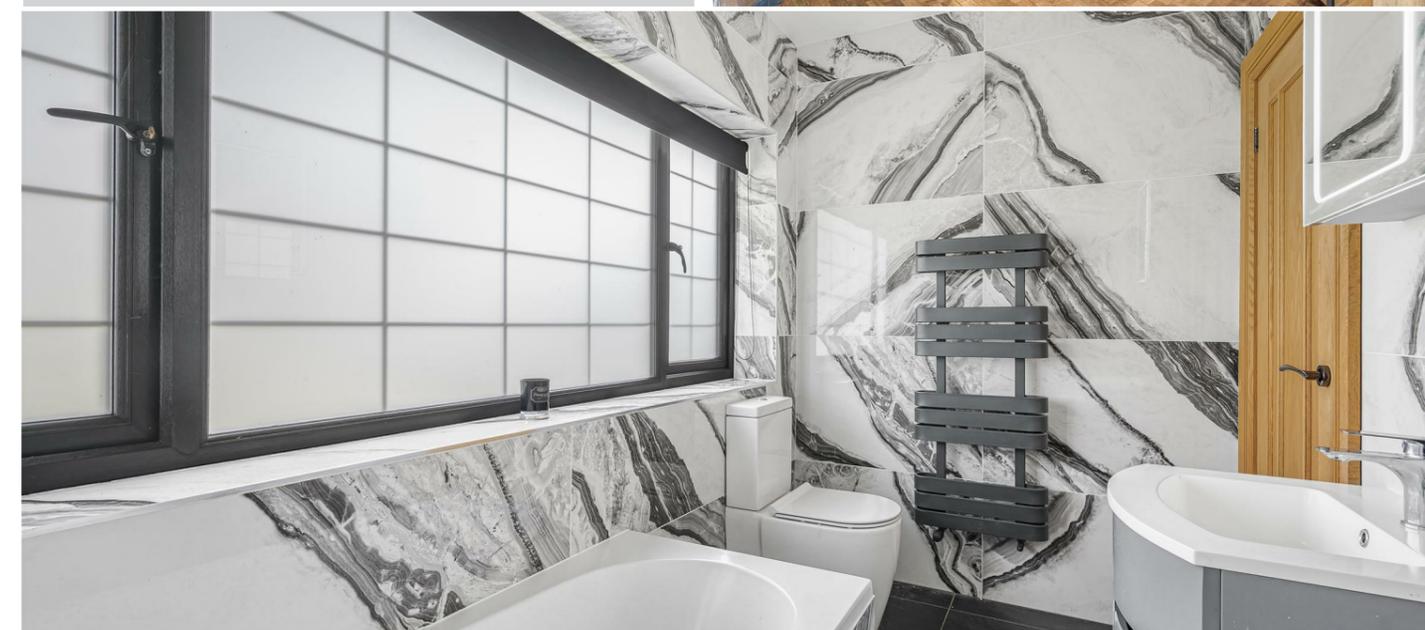
The principle bedroom has 2 upright radiators, a good range of wardrobes, a T.V point and patio doors to the rear garden. The walk in dressing room has built in wardrobes with hanging rails and shelving and leads to the ensuite shower room with a walk in shower, low level w/c, 'his and hers' wash hand basins, tiled walls and a window to the front. There are three further double bedrooms; the second bedroom has a large vaulted window to the rear garden while bedroom three overlooks the front and bedroom four is to the rear.

The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and shower over, a walk in shower, wall mounted sink and close coupled w/c.

The annex has two radiators and a door and window to the rear garden with an en-suite shower room to the rear.



For further information on this property or to arrange a viewing, please call our Seaford office on 01323 898666 or email seaford@phillipmann.com



Bear in mind...

This property offers good size accommodation throughout to include a large master suite with a walk in dressing room and ensuite as well as extensive gardens backing on the South Downs National Park.