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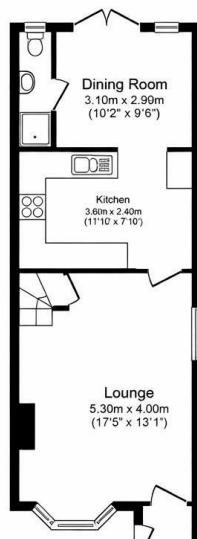
Extended With Garage, Perfect First Home!  
9, Sandringham Close, Seaford, BN25 3EB



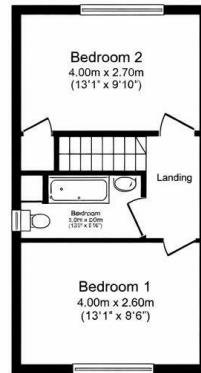
Offers In Excess Of £325,000

Freehold

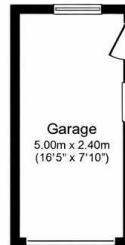
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 90.8 sq.m. (977 sq.ft.) approx

This floorplan is for illustrative purposes only and is not to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is for taken for any error or misstatement. All parties must rely on their own inspections.

## inbrief...

Phillipmann Estate Agents are delighted to have for sale this spacious, extended two-bedroom property, in a convenient location situated close to Schools, Local park, Main Bus Routes and local shops.

The property benefits from, double glazed windows, gas central heating, upvc doors, large driveway for ample cars and a garage with power!

As you enter the property you are welcomed into a entrance porch which is very handy for coats and shoes!

Heading in the large lounge which is a lovely room, the slight bay-window gives you a little bit of extra space, multiple seating is possible and the room also includes a lovely feature fire place with an electric fire.

The extended kitchen / diner is fitted with multiple base and wall hung units, gas hob and electric oven, stainless steel sink drainer, tiled splashbacks, washing machine space and dishwasher space, following through you will enter the dining section of the room which is large enough to host and makes a great social space with patio doors opening to the low maintenance garden.

An extra downstairs shower room can be found, including a wash-hand basin and W/C.

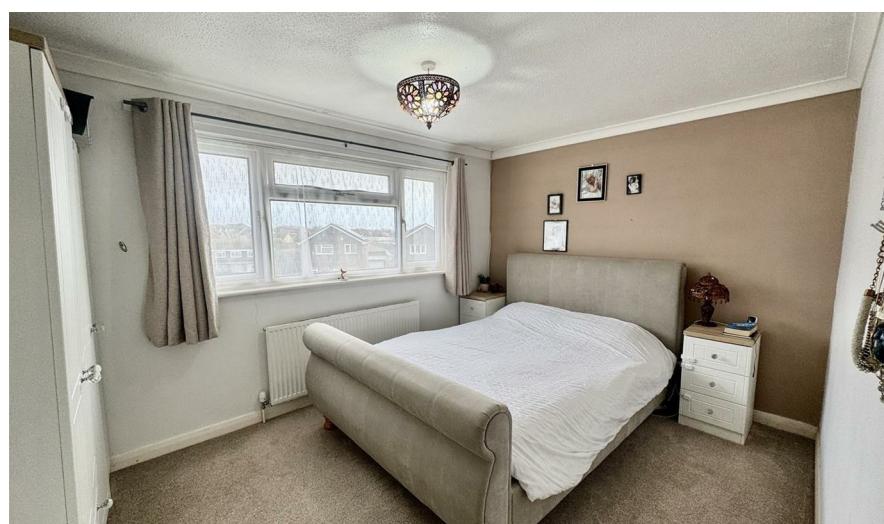
Heading upstairs, bedroom two is on your left which is a lovely sized double bedroom with plenty of space for chest of drawers, wardrobes and bedside tables overlooking the garden.

The Bathroom is on the first floor which has been modernised with panelling, including a large bath with electric power shower, sink vanity unit and W/C.

Bedroom one is a great sized double, with ample furniture space and overlooks the front of the property.

Finally, the garden is very low maintenance with a patio area, stocked borders and artificial grass, side gate access and garage access.

The property must be viewed to appreciate the space it has to offer and is a great home for any first time buyers!



**Council Tax Band: B**

**moreinfo...**



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**Energy Rating Level: D**