

14 Old Nursery Close, BN25 3JZ
Approximate Gross Internal Floor Area = 135.12 sq m / 1455 sq ft
Outbuilding Area = 5.73 sq m / 62 sq ft
Total Area = 140.85 sq m / 1517 sq ft

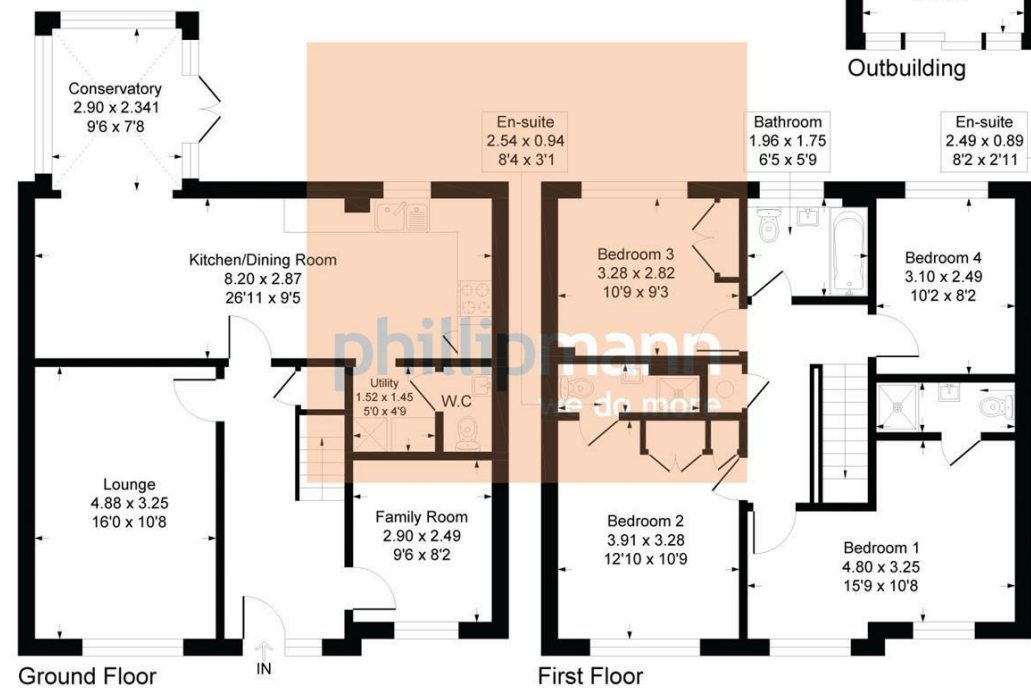
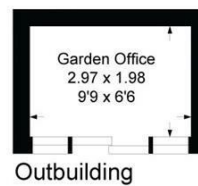


Illustration for identification purposes only, measurements are approximate, not to scale

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An Extended, Modern Family Home
14, Old Nursery Close, Seaford, BN25 3JZ



localknowledge...

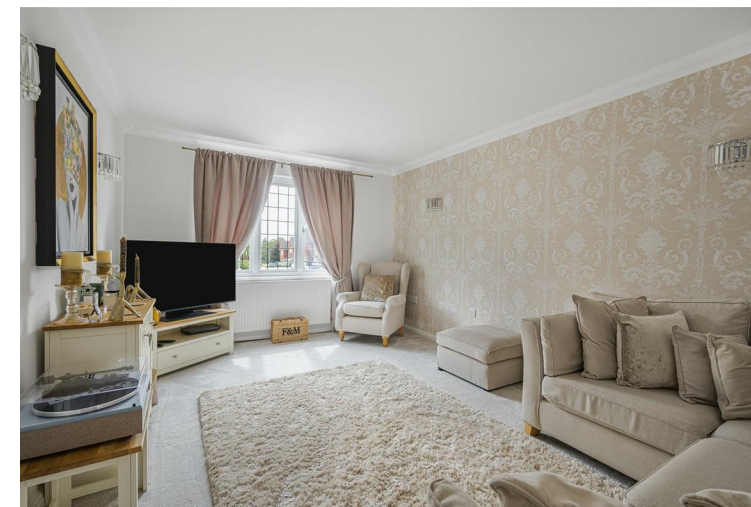
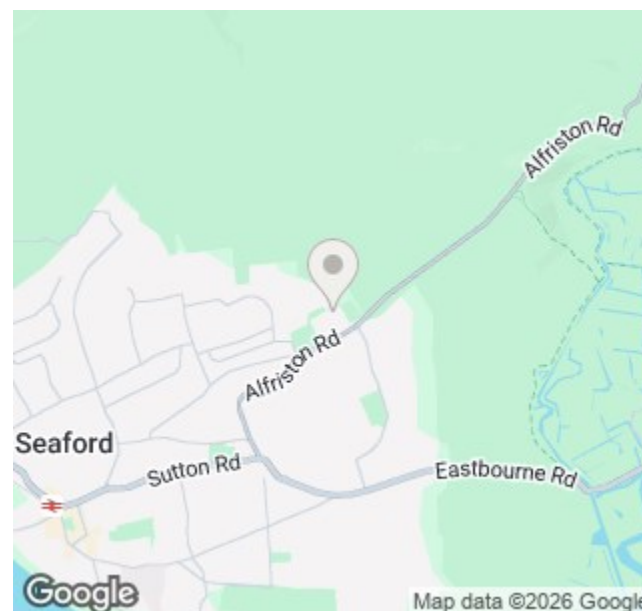
Old Nursery Close is located just off the Alfriston Road and within easy access of picturesque walks on the iconic 'South Downs National Park'. There is a regular bus service into Brighton/Eastbourne close by, whilst Seaford town, railway station and beach are within 2 miles.

moreinfo...

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inbrief...

Offering good size accommodation throughout to include a spacious entrance hall, a good size living room, modern fitted kitchen and dining room with a utility and cloakroom w/c, a part brick built conservatory and landscaped rear garden. Upstairs there are 4 good size bedrooms, two with en-suite shower rooms and a modern fitted family bathroom. Outside the garden is low maintenance with outside power and a cold water tap, in addition there is a fully insulated home office with power, lighting and electric heating. To the front there is of road parking and side access.

Style:	Modern Family Home
Bedrooms:	4 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	1517 SQ FT
Outside:	Landscaped Rear Garden
Parking:	Off Road Parking
Energy rating:	B
Council Tax Band:	D



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moredetail...

An exciting opportunity to purchase this well presented and extended family home. Situated in a quiet cul-de-sac in Seaford, close to the South Downs National Park and within easy reach of buses to Brighton and Eastbourne and local schools.

The spacious entrance hall has a uPVC door and window to the front. The living room has a TV point, wall lights and overlooks the front. To the rear there is a large modern fitted kitchen with a good range of wall and base units comprising an inset sink and drainer with mixer taps and cupboards below. There is an integrated dishwasher, a Belling cooker with filtered hood above, larder style cupboards, an upright radiator and laminate flooring. The dining area has an upright radiator, a TV point and laminated flooring with access part brick built conservatory has windows to the side and access to the landscaped rear garden. The utility room has plumbing and space for a washing machine, space for a large upright fridge freezer and an extractor fan. The cloakroom has a close coupled w/c, pedestal wash hand basin, heated towel rail and an extractor fan. There is a games room or study on the ground floor which overlooks the front.

There are stairs to the first floor with loft access, a radiator and a linen cupboard. There are four bedrooms; The principle bedroom is a large double room overlooking the front and features an ensuite shower room with enclosed shower, w/c wash hand basin and an extractor fan. The second bedroom is a large double room with built in wardrobes and an ensuite with an enclosed shower, w/c and wash hand basin. Bedroom three is a good size double room with built in wardrobes and overlooks the rear while bedroom four also overlooks the rear. The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a thermostatic shower over, a close coupled w/c, wash hand basin set into a vanity unit, tiled walls, a ladder style towel rail and overlooks the rear garden.



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



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