

## Highlands Road, Seaford, BN25

Approximate Area = 1236 sq ft / 114.8 sq m

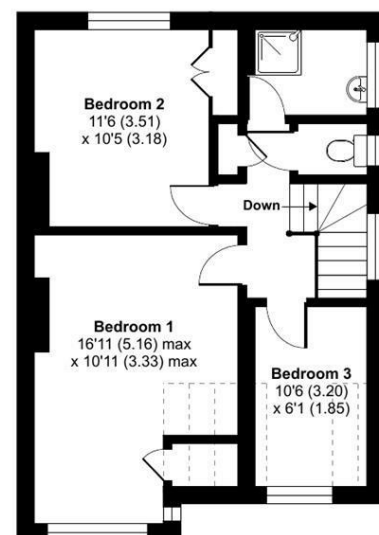
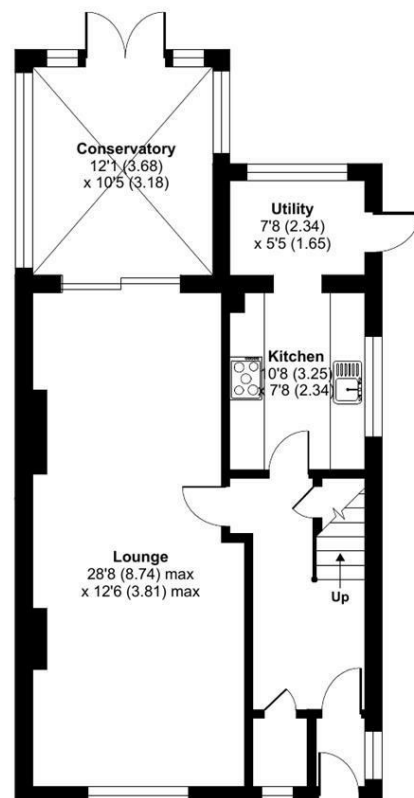
Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Denotes restricted  
head height



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Phillip Mann Estate Agents. REF: 922690

## localknowledge...

The property is situated in a popular location close to town and all amenities. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

Phillip Mann Seaford Office

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BED

## Character Semi Detached House

9, Highlands Road, Seaford, BN25 1SL



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## inbrief...

A spacious three bedroom semi detached house situated on a level plot boasting an East facing, nature thriving rear garden. The accommodation briefly comprises; kitchen with utility, lounge dining room, conservatory, three bedrooms, shower room and w/c. Benefits include gas fired central heating and double glazing. HIGHLY RECOMMENDED.

Style:	Semi Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	119 SQM / 1284 SQFT
Outside:	Secluded East Facing
Parking:	Driveway
Energy rating:	D
Council Tax Band:	D

## moredetail...

Phillipmann Estate Agents are delighted to present this extended three bedroom semi detached house located in the much sought after 'Highlands Road' which is situated just a short walk away from the town centre. Benefits include; gas central heating, double glazing, off road parking and a well established rear garden.

As you approach the property along with the well stocked front garden, you have the benefit of a driveway with off road parking. The useful inner porch leads to the spacious entrance hall which has stairs to the first floor with exposed balusters, under stair storage and cloaks cupboard (scope for w/c).

The front to back lounge dining room is a fantastic size and features; TV point, window to front, contemporary radiators, sliding door to conservatory and space for all furniture. The conservatory is a good size with laminate flooring and french doors to garden.

The kitchen is fitted with a range of wall and base units with complementing working surface. Features include; 'Belling' oven with overhead extractor, 1 1/2 inset sink drainer with window to side, wall mounted combination boiler, tiled splash back, space for washing machine and fridge freezer, utility room extension with door to side 'potting porch'.

On the first floor, the landing has loft access, airing cupboard with shelving and picture window to side. The bathroom features; shower cubicle, pedestal wash basin, tiled walls and frosted window to side - there is an adjacent, separate w/c. Bed 3 is a small double room to front with distant, glimpsed sea views. Bed 1 is a large double room with eaves storage, space for ample furniture and bay window to front. Bed 2 is also a double room overlooking the garden with an inset fitted wardrobe.

A particular feature of the property is the well established, tranquil 90' rear garden. Boasting a range of stocked borders, features also include; room for storage shed and conservatory, patio area, outside tap and side access.

VIEWINGS RECOMMENDED



For more information on this property or to book an appointment please contact Josh Avis, senior sales negotiator on 01323 898666

## What the owner says...

*"Named Avalon, this characterful home invokes feelings of its namesake with beautifully island-like tranquility both indoors and out. Soulful charm is written into its spacious haven like walls, and the slice of nature you'll find in the peaceful cottage garden."*



## Bear in mind...

The town centre and all amenities are within a short walk making this arguably the perfect position for the local 'Seafordian'.

