

2  
BED

# Sought After South/East Corner

2, Steyning Close, Seaford, BN25 4ED



£435,000

Freehold

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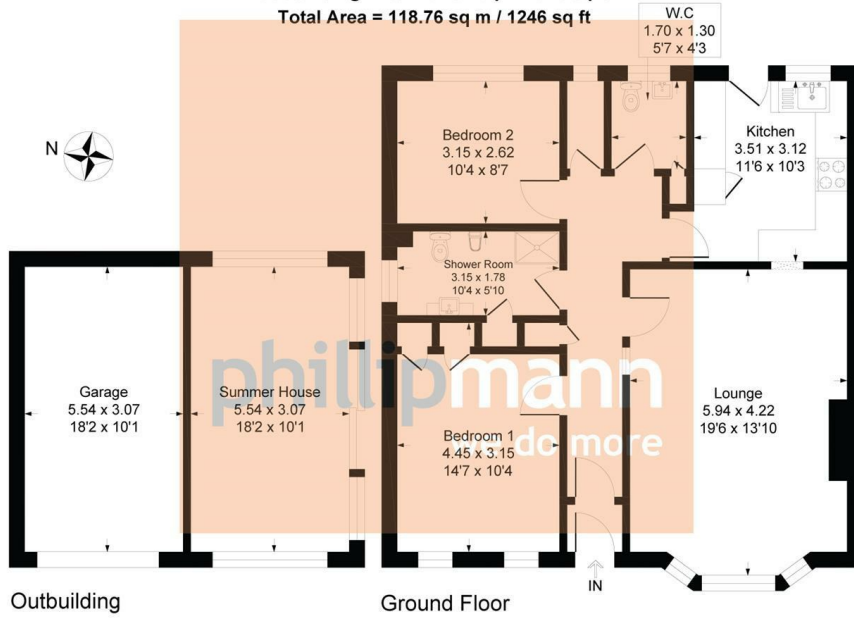
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## 2 Steyning Close, BN25 4ED

Approximate Gross Internal Floor Area = 80.89 sq m / 871 sq ft

Outbuilding Area = 37.87 sq m / 375 sq ft

Total Area = 118.76 sq m / 1246 sq ft



Outbuilding Ground Floor IN  
Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillipmann estate agents are pleased to offer this 2 double bedroom semi detached bungalow located in the favoured South East corner of Seaford in a pleasant cul-de-sac. The bungalow has been updated and improved by the current owner to include modern double glazing, Upvc fascia's and soffits, gas central heating with 'Ideal' combi boiler, a modern fitted shower room, separate cloakroom w/c and kitchen with appliances.

As you approach the property there is a formal front garden and long private driveway to a single garage. The hallway has solid oak flooring which extends to the principal rooms, a useful walk in cloaks cupboard, and loft access with ladder. The living room is located to the front with large floor to ceiling windows having a west aspect, and a decorative fireplace with inset gas fire. The kitchen is to the rear over looking the delightful garden and is fitted with a good range 'Shaker' style units, stainless steel sink and drainer unit set into oak working surface, a built in electric oven and 5 ring gas hob with extractor fan above, an integrated fridge freezer, plumbing and space for washing machine, wall mounted combination boiler, tiled splashbacks, tiled flooring and window and door to the rear garden.

The master bedroom is to the front with full height windows and built in wardrobes while bedroom 2 is to the rear over looking the garden.

The shower room has been fitted with an enclosed shower cubicle with Aqualisa power shower, close coupled w/c, bidet, wall mounted wash hand basin set into a vanity unit, heated ladder style towel rail, part tiled walls and tiled flooring. The cloakroom w/c has been fitted with a white suite comprising close coupled w/c, pedestal wash hand basin, heated ladder style towel rail, a useful storage cupboard and window to the rear.

Outside there are well maintained gardens with a wide variety of plants, a brick built garden room, timber shed, enclosed with fencing and gated side access.



Energy Rating - C

Council Tax Band - D

moreinfo...



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