

4
BED

Popular South/East Corner
11, Fairways Road, Seaford, BN25 4EJ



Price £545,000

Freehold

phillipmann
we do more

11 Fairways Road, BN25 4EJ

Approximate Gross Internal Floor Area = 132.49 sq m / 1426 sq ft
 Garage Area = 14.77 sq m / 159 sq ft
 Total Area = 147.26 sq m / 1585 sq ft



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

inbrief...

This detached family house sits on a good size corner plot and is located in the popular south/east corner of Seaford being close to picturesque country walks and within a half mile of the town centre, train station and beach. Although the property is in need of some updating it benefits from gas central heating, double glazed windows and is offered with vacant possession.

As you approach the property there is a block paved driveway which provides ample parking to a good size garage. The front garden continues to the side of the property and there is gated side access.

The entrance porch leads to the main hallway which has a cloakroom/WC and under stair cupboard.

From here there is access to the L-shaped lounge/dining room. The dining area has a full height window with south aspect and serving hatch. The lounge has a dual aspect with full height south facing bay window and double doors to the conservatory.

To the rear of the property there is the kitchen/breakfast room which has a pleasant outlook over the rear garden. The breakfast area has a range of fitted cupboards and the kitchen is well equipped with a good range of wall/base cupboards, working surface with inset sink and appliance space for washing machine, dish washer, cooker, fridge and there is a connecting door to the conservatory.

From the hall a turn staircase leads to the first floor landing which has loft access and airing cupboard.

There is a family bathroom/WC and four bedrooms. The main bedroom has a recessed double wardrobe and full height bay window with south aspect views towards Seaford Head. bedroom two also has a double wardrobe and views of Seaford head.

Bedroom three is a small double with double wardrobe and outlook over the rear garden, whilst bedroom four would make a good nursery/study also has a fitted wardrobe and outlook over the rear garden.

Outside the rear garden has a full width patio with gated side access. there is a level lawn with well stocked borders and shed.



Energy Rating - D

Council Tax Band - E

moreinfo...



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

To see more details on this & all our homes go to
www.phillipmann.com