

3 Headland Corner, BN25 4PX
 Approximate Gross Internal Floor Area = 185.18 sq m / 1993 sq ft
 Garage Area = 30.36 sq m / 327 sq ft
 Total Area = 215.54 sq m / 2320 sq ft

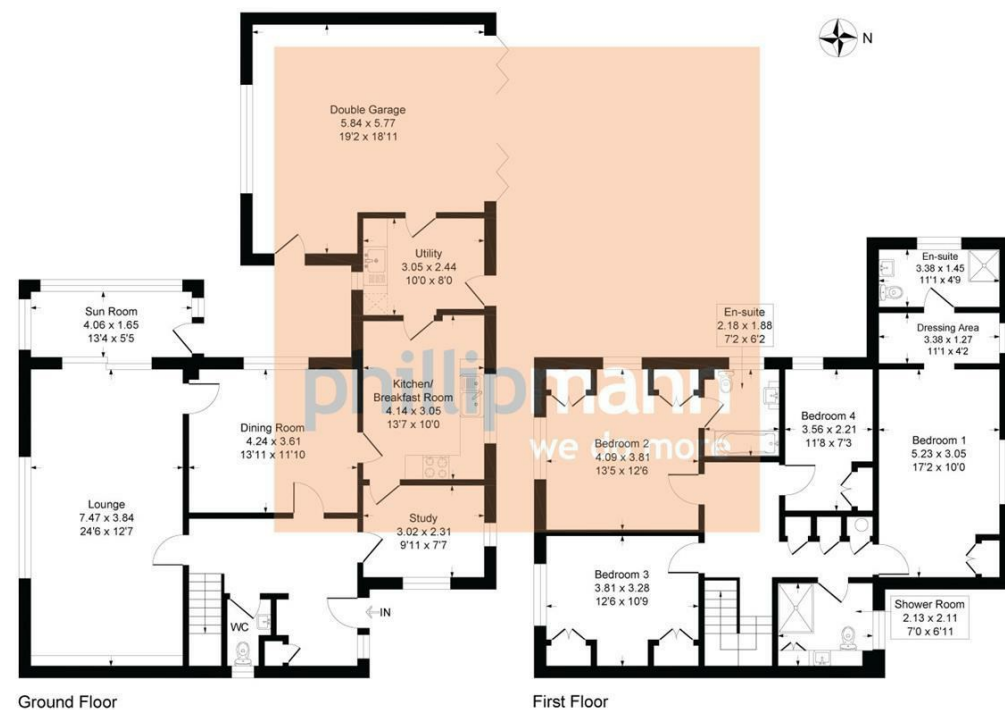


Illustration for identification purposes only, measurements are approximate, not to scale

4
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A Substantial Detached Family Home
 3, Headland Corner, Seaford, BN25 4PX



localknowledge...

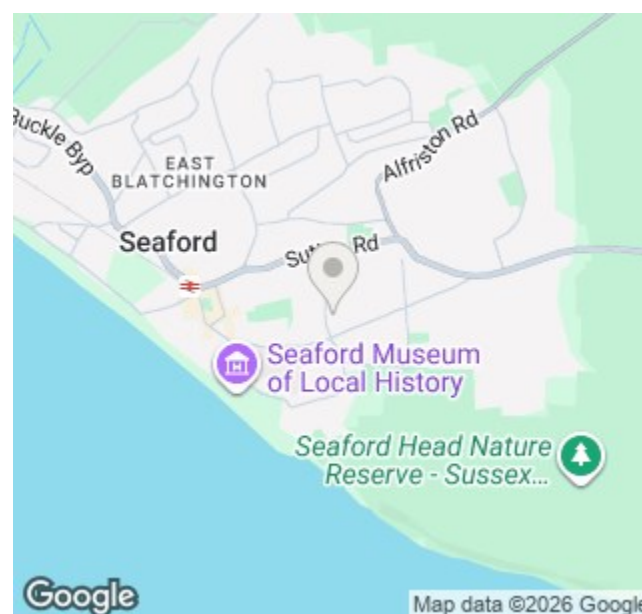
The property is located in the popular south east corner of Seaford, within easy walking distance of the South Downs National Park, Seaford Head Golf Course and a regular bus service into Brighton and Eastbourne. Seaford town centre with its amenities, seafront and main line railway station is within a half mile.

moreinfo...

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inbrief...

This substantial detached family home situated in one of Seaford's premier roads and offers good size accommodation throughout. On the ground floor accommodation includes a large living room, dining room, sun room, office/study, fitted kitchen with a utility room and a double garage. On the first floor there is a large Principle bedroom with a dressing area and an ensuite, the second bedroom also benefits from an ensuite, the family bathroom has been fitted with a white suite. Outside there are well maintained gardens which wrap around the property to the front.

Style:	Substantial Detached House
Bedrooms:	4 Bedrooms
Reception rooms:	4 Reception Rooms
Area:	2320 SQ FT
Outside:	Wrap Around Gardens
Parking:	Off Road and a Double Garage
Energy rating:	C
Council Tax Band:	F

moredetail...

An exciting opportunity to purchase this substantial 4 bedroom detached family home. Situated South of the A259, close to some picturesque walks, a golf course, schools and within easy reach of the town and train station. The spacious entrance hall has a cloaks cupboard, and a radiator. The cloakroom has been fitted with a w/c, wall mounted wash hand basin, a radiator and window to the side. The living room is a good size room with a decorative fireplace, windows to the side and doors to the sun room which overlooks the rear garden and has a side courtesy door.

The dining room overlooks the rear garden while the office/study has a window to the side. The kitchen has been fitted with a good range of wall and base units comprising an inset sink and drainer with mixer taps and cupboards below, there is a built in electric oven, four ring gas hob, appliance space, a radiator and a window overlooking the front. The utility room has a inset sink and drainer with plumbing and space for a washing machine, space for an upright fridge freezer, tiled splashbacks, a wall mounted boiler and windows to the front and rear.

There are stairs to the first floor landing which has a window to the side, loft access and linen cupboards. The principle bedroom has a radiator, built in cupboards and leads to a dressing room with windows to the front. The en-suite shower room has been fitted with an enclosed shower, a close coupled w/c wash hand basin, bidet, tiled walls, an extractor fan and a window to the side. The second bedroom has built in cupboards, a radiator and window to the side. The en-suite bathroom has a panel bath, a wash hand basin set into a vanity unit, tiled walls an a window to the side. The third and fourth bedrooms are good size rooms with built in cupboards and overlooks the side.

The family bathroom has an enclosed shower with a wash hand basin and w/c set into a vanity unit, tiled walls, a radiator and window to the side.



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email seaford@phillipmann.com



Bear in mind...

This property offers good size accommodation throughout the ground and first floor and has well maintained gardens, ample off road parking and a double garage.