

3  
BED

# Link Detached Family Home

8, Harrow Close, Seaford, BN25 3PE



Price £399,950

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)





GROUND FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

## inbrief...

Phillipmann estate agents are delighted to offer for sale this link-detached family home situated in a desirable area of Seaford. The property benefits from double glazing, gas central heating, a garage and off road parking and is offered for sale with NO CHAIN.

The entrance hall leads to a downstairs cloakroom with fitted w/c and wash hand basin, there is a window to the front. The living and dining room is a good size open space with double aspect to the front and rear. The living room benefits from a radiator, TV and telephone point and under stairs storage cupboard while the dining room features a fitted unit with inset lighting and allows access to the rear sun room which overlooks the rear garden. The kitchen has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps and cupboards below, built in electric oven with electric hob and filtered hood over. there is plumbing and space for a washing machine and further appliance space, tiled walls and a window to the rear.

Upstairs there is loft access, an airing cupboard and three bedrooms. Bedroom one is a good size double room to the front with a radiator and window, fitted wardrobes bedroom two overlooks the rear of the property and also benefits from fitted wardrobes and the third bedroom is to the front. The family bathroom has been fitted with a white suite comprising a bath with mixer taps and shower over, close couple w/c and pedestal wash hand, part tiled walls, a radiator and window to the rear.

Outside the rear garden has a paved patio area, level lawn and well stocked borders with a variety of plants and shrubs, green house and timber potting shed, side access and is enclosed with timber fencing. The front garden is open plan with lawn and a driveway allowing access to the garage with an up and over door.



Council Tax Band: D

Energy Rating: D

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](http://www.phillipmann.com)