

58 High Street, BN25 1PP

Approximate Gross Internal Floor Area = 119.78 sq m / 1289 sq ft  
Outbuilding Area = 2.33 sq m / 25 sq ft  
Total Area = 122.11 sq m / 1314 sq ft

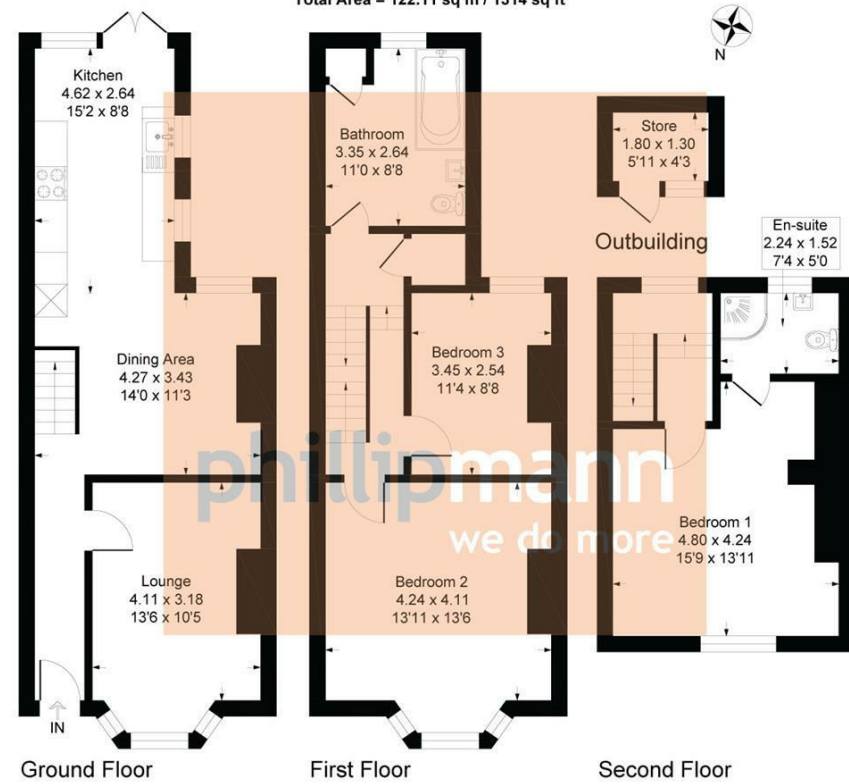


Illustration for identification purposes only, measurements are approximate, not to scale

3  
BED

Open Plan Living, With A Sunny Rear Garden!  
58, High Street, Seaford, BN25 1PP



### localknowledge...

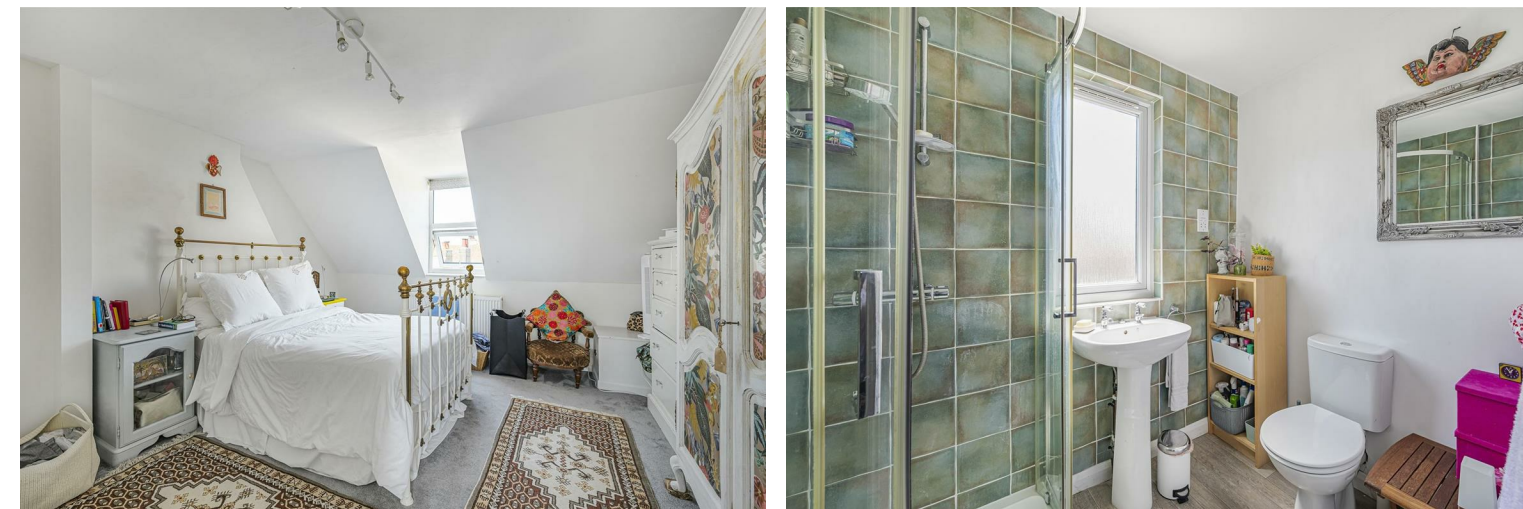
The property is situated in the heart of Seaford town centre within yards of a wide range of shops cafes and restaurants and close to the rail station, bus services, doctors surgeries, schools and seafront.

### moreinfo...

Phillip Mann Seaford Office

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

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Freehold

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## inbrief...

An extended 3 bedroom Victorian town house, Conveniently located in Seaford town centre close to a range of amenities. Features include a spacious kitchen/dining room, separate lounge, master bedroom with modern en-suite shower room, two further double bedrooms, spacious bathroom with bath and shower and approx south facing garden. Benefits include modern gas fired central heating, upvc double glazing, upgraded broadband access and smart meters. Highly Recommended

Style:	Extended Victorian Terrace
Bedrooms:	3
Reception rooms:	2
Area:	110 Sq Metres
Outside:	Approx South Facing Garden
Parking:	Nearby On Street Parking
Energy rating:	D
Council Tax Band:	C

## moredetail...

Phillipmann Estate Agents are delighted to offer for sale this charming terraced house in the heart of Seaford town close to local restaurants, train station, main bus routes, seafront and shops. This property offers spacious accommodation over three floors. The property benefits from gas central heating, upvc double glazing, new composite front door, a lovely 18 meter rear garden with well stocked flower beds and a seating area at either end, unique to have this close to town.

On entering the property, to your right you will find the downstairs sitting room which overlooks the front and is a good size for furniture and includes bookshelves. Following through the hall, there is a lovely open plan Kitchen/Diner which has been modernized by the current owners. The dining area provides seating for at least six and with a window to the rear it is a very bright and airy space. The kitchen has tiled splashbacks and space for the following appliances: washing machine, tumble dryer, under counter fridge and freezer, dishwasher and an upright fridge freezer. In addition, there is a four-ring gas hob with a stainless steel cooker hood and at the far end of the kitchen the patio doors open to the rear garden.

Heading upstairs to the first floor you will find a generously proportioned main family bathroom, which includes a large bath with side taps, wash-hand basin, W/C, boiler cupboard and a frosted glass window.

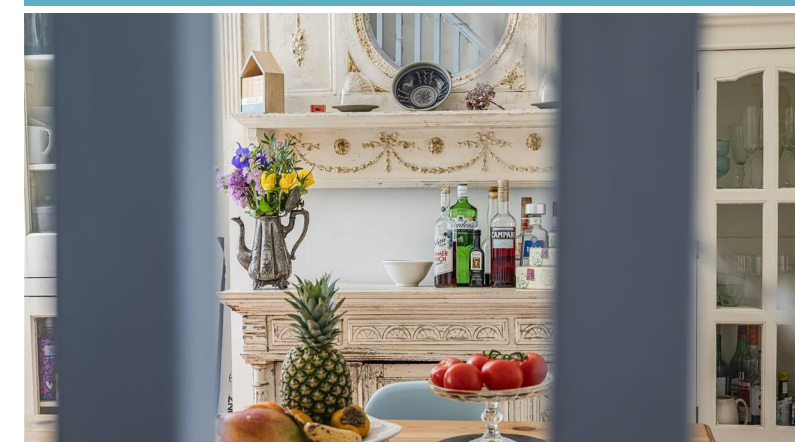
Bedroom three is on your left, currently being used as a great office space and can be turned back into a small bedroom. Next door is bedroom two, currently being used as a lounge which works well and can easily be turned back to its former use as a large double bedroom.

Bedroom one on the top floor is another spacious room for fitted furniture, including an en-suite shower room with wash-hand basin, W/C and frosted glass window.

MUST BE VIEWED!

## What the owner says...

"We have loved this house, being walking distance to everything is great and having such a sunny garden makes all the difference too!"



To Book An Appointment Please Call  
01323 898666 Or Email  
Seaford@phillipmann.com



## Bear in mind...

This property is very conveniently situated, close to the main town centre, local schools, bus routes and main train station!