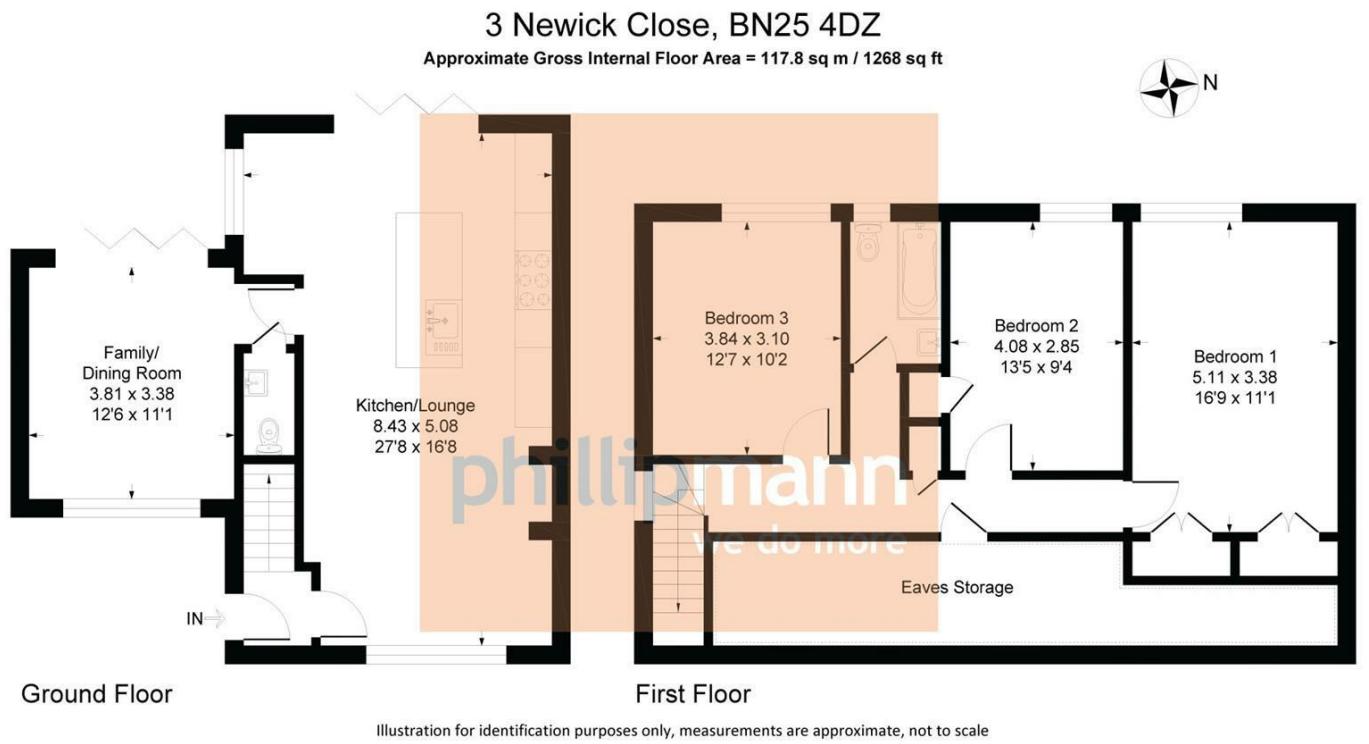


3 Bed House in Favoured Location 3, Newick Close, Seaford, BN25 4DZ

3
BED



local knowledge...

The property is situated close to countryside in the favoured south east corner of the town and within easy walking distance of bus services, countryside and golf course. Seaford is a historic and popular coastal town with a wide range of amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

more info...

Phillip Mann Seaford Office

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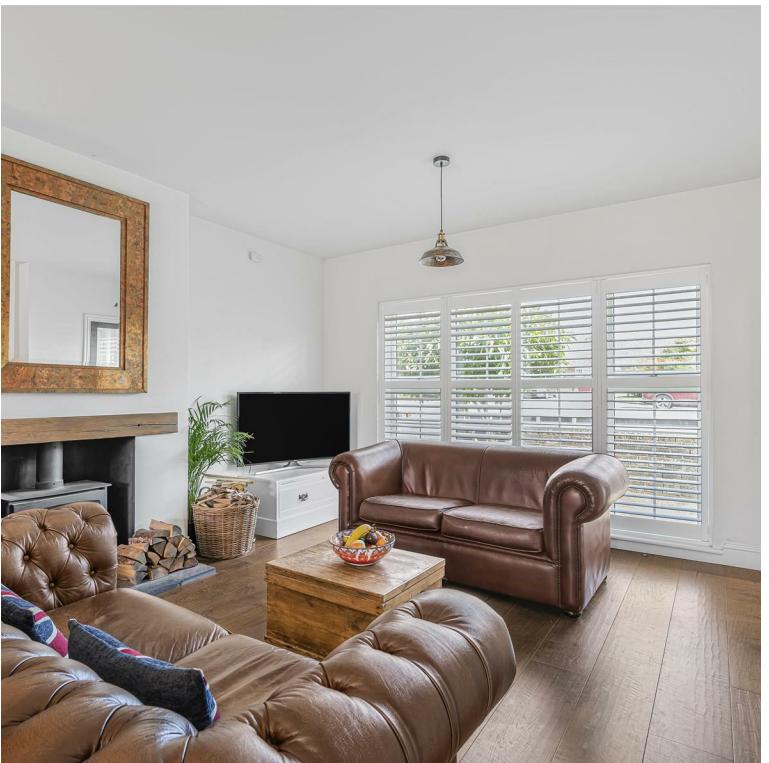
Price £485,000
Freehold

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inbrief...

An extended and well presented 3 bedroom house in the favoured south east corner of Seaford, close to Seaford Head and South Downs National Park and within walking distance of golf course and bus services. Features include an attractive refitted kitchen, lounge with wood burner, double aspect dining room, stylish refitted bathroom and 3 double bedrooms. Benefits include gas central heating, upvc double glazed windows, secluded west facing rear garden and 2 designated parking spaces.

Style: End of Terrace House
Bedrooms: 3 Double Bedrooms
Reception rooms: Lounge & Dining Room
Area: 118 Sq Metres
Outside: Secluded Level Garden
Parking: Off Road Parking
Energy rating: D
Council Tax Band: A



more detail...

This exceptionally well presented semi detached house is located in the popular south/east corner of Seaford, in a pleasant cul-de-sac off Lindfield Avenue. Having been much improved by the current owners the property benefits from spacious open plan living with stunning contemporary kitchen, modern bathroom/WC, double glazed windows and gas central heating. A particular feature is the secluded south/west facing rear garden with full width sun deck and access to allocated parking to the rear.

As you approach the property there is a brick inlay path to the front entrance vestibule with stairs to the first floor and door to the open plan lounge/kitchen. The lounge area has engineered wood flooring which extends to the principal rooms and a full height window with wooden shutters and log burner, which makes a nice focal point. The kitchen has a central island bar with bespoke 'liquid copper' working surface, inset copper sink and breakfast bar. There are twin 'Smeg' ovens and integrated appliances to include fridge/freezer, washing machine and dish washer, larder cupboard and ample drawer and cupboard space, whilst bi-fold doors open onto the south/west facing decking.

An inner lobby has a cloakroom/WC with wash basin and leads to the separate dining room which has bi-fold doors on to the decking and garden.

On the first landing there is a large picture window with superb views towards the 'iconic' Seaford Head and walk in attic space which houses the central heating boiler.

There are three generous double bedrooms all with distant sea views, while the master bedroom has a range of recessed wardrobe cupboards.

The bathroom has a contemporary suite comprising a bath with 'monsoon' shower, wash basin, WC, heated towel rail complemented by tiled walls.

From the rear garden there is side access and external power. A slate paved foot path leads to a timber store shed and the allocated parking which is accessed from Fairways Road.



For further details on this property please contact our Assistant Manager, Ian Holder, on 01323 898666

