

Aldricia, Guardswell Place, BN25 1SD

Approximate Gross Internal Floor Area = 92.49 sq m / 996 sq ft

Garage Area = 14.12 sq m / 152 sq ft

Total Area = 106.61 sq m / 1148 sq ft

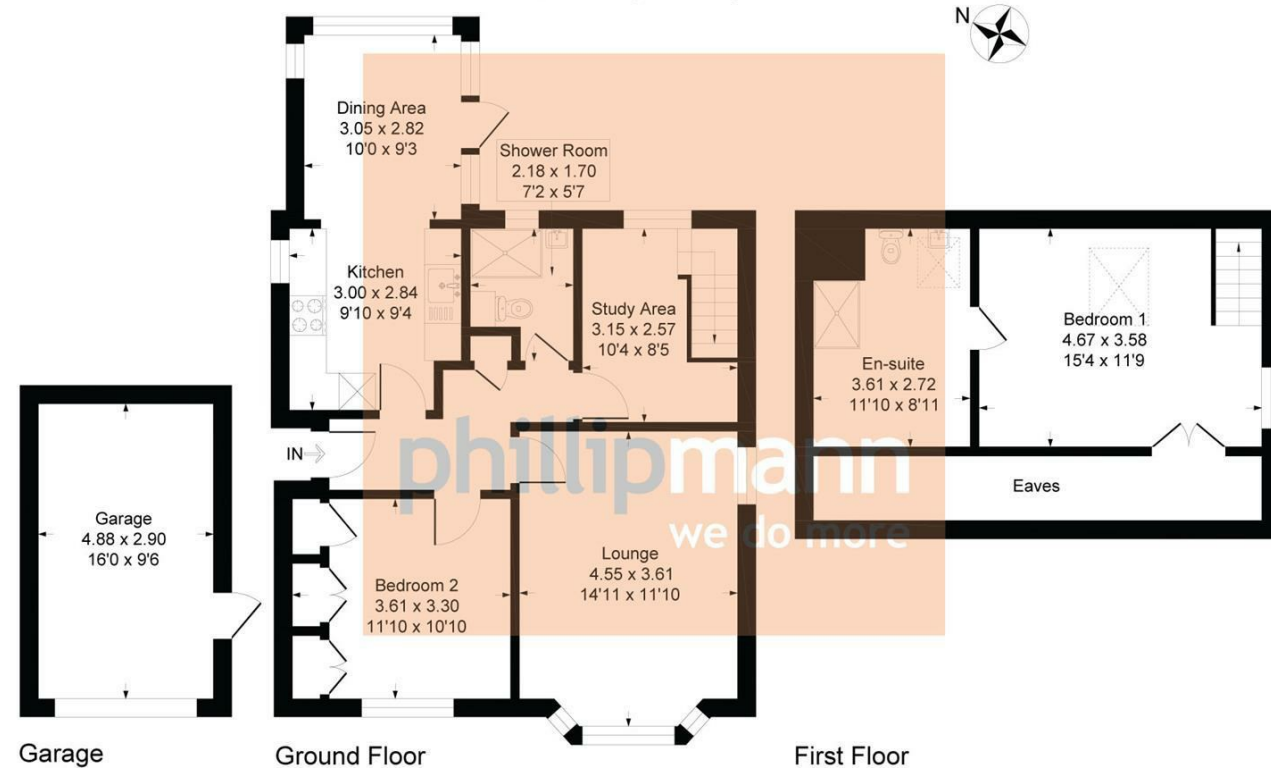


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

A Very Secluded, Central Chalet Bungalow!

Aldricia, Guardswell Place, Seaford, BN25 1SD



## localknowledge...

Located in the heart of Seaford town centre and within an easy level walk of Broad Street shopping thoroughfare, Morrison's super store and train station with links to Gatwick/London Victoria. Seaford beach and Esplanade is within a 10 minute walk.

## moreinfo...

Phillip Mann Seaford Office

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and Peacehaven

## Price £425,000

Freehold

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## inbrief...

An exceptionally well presented detached chalet bungalow located in the heart of the town centre with ample off street parking and generous rear garden. The accommodation comprises two bedrooms, lounge, kitchen / dining room, study/office, two shower rooms, garage and large driveway.

<b>Style:</b>	Detached Chalet Bungalow
<b>Bedrooms:</b>	2 Bedrooms
<b>Reception rooms:</b>	2 Reception Rooms
<b>Area:</b>	106.61 SQ M/ 1148 SQ FT
<b>Outside:</b>	Generous Courtyard With Greenery
<b>Parking:</b>	Off Street Parking and Garage
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

## moredetail...

Phillipmann Estate Agents are delighted to offer for sale this lovely Chalet Bungalow situated in an incredibly central location with a large driveway suitable for multiple cars and a garage! This property benefits from gas central heating, double glazing and a large courtyard garden with extra greenery and shrubs.

Within walking distance you have Seaford station, local schools, shops, restaurants and the Seaford.

As you enter the property bedroom two is on your right which is a very spacious double bedroom, that includes built-in storage and overlooks the front of the property. Following through the hall, you will head into the main lounge which again benefits from plenty of light being at the front of the property and has ample space for furniture, large bay window and a lovely log burner which makes all the difference in the winter months!

The Kitchen / Diner is a lovely social space which overlooks the rear garden. In the kitchen you will find multiple base and wall hung units, inset sink-drainer, cooker, fridge-freezer space, dishwasher space, extra room for a washing machine and microwave. The Dining room has space to host 8 people with further room for bookshelves or other furniture, having the doors out to the rear garden is also a lovely feature!

The Downstairs shower-room has been fully-tiled throughout and includes a large walk-in shower, sink vanity unit, W/C, frosted glass window and a medicine cabinet for extra storage.

Before you head upstairs, there is a very convenient study area which could be used as a home office or a space to stay for guests, with it overlooking the rear garden it makes a lovely area for anyone wanting to work from home.

Heading upstairs, bedroom one is a tremendous size offering ample space for wardrobes and other free-standing furniture. The ensuite shower-room is a very fair size with added storage space also including a walk-in shower, W/C and wash-hand basin.

VIEWINGS HIGHLY ADVISED FOR THIS COSY CENTRAL CHALET!

## What the owner says...

"Such a convenient location, we really have everything within walking distance and it is also a huge benefit having the large driveway and



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



## Bear in mind...

This property is very secluded and bright, a great place for someone looking to get closer to the town centre.