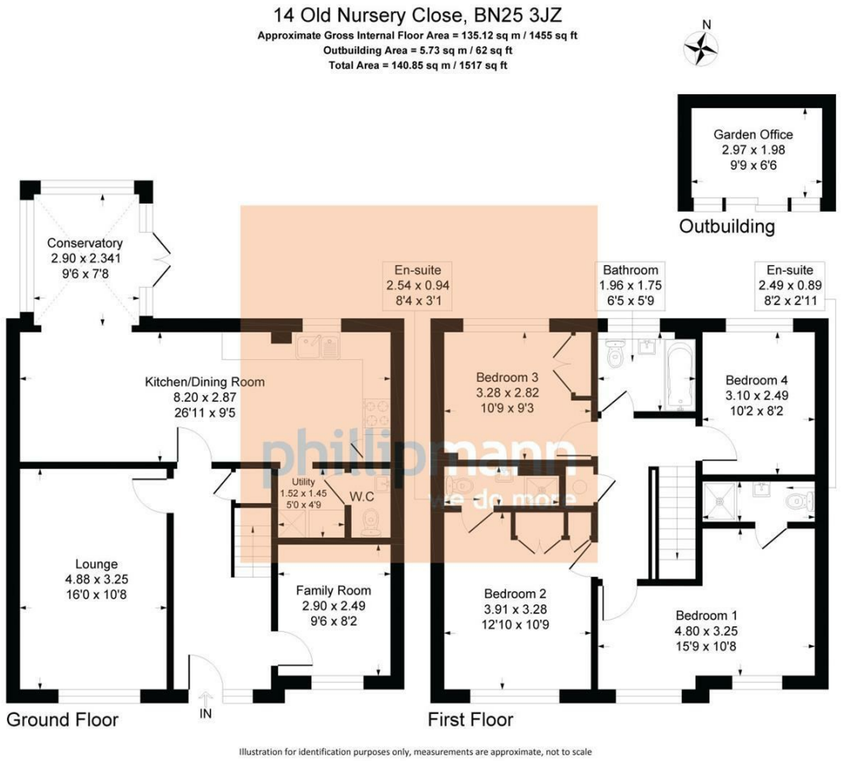

localknowledge...

Old Nursery Close is located just off the Alfriston Road and within easy access of picturesque walks on the iconic 'South Downs National Park'. There is a regular bus service into Brighton/Eastbourne close by, whilst Seaford town, railway station and beach are within 2 miles.

moreinfo...

Phillip Mann Seaford Office

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

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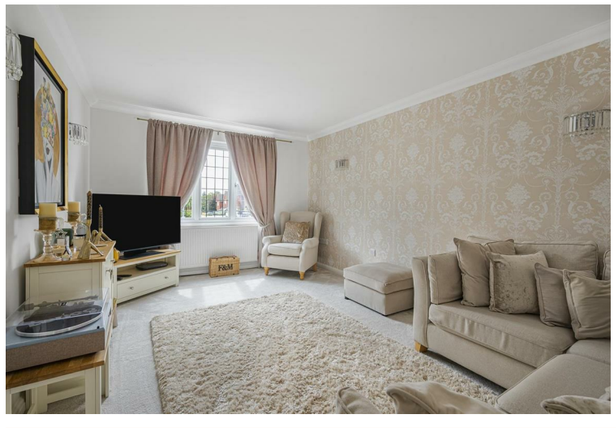
No.1 sellers in Seaford, Newhaven and Peacehaven

4 BED

An Extended, Modern Family Home

14, Old Nursery Close, Seaford, BN25 3JZ



Price £500,000

Freehold

phillipmann we do more

inbrief...

Offering good size accommodation throughout to include a spacious entrance hall, a good size living room, modern fitted kitchen and dining room with a utility and cloakroom w/c, a part brick built conservatory and landscaped rear garden. Upstairs there are 4 good size bedrooms, two with en-suite shower rooms and a modern fitted family bathroom. Outside the garden is low maintenance with outside power and a cold water tap, in addition there is a fully insulated home office with power, lighting and electric heating. To the front there is of road parking and side access.

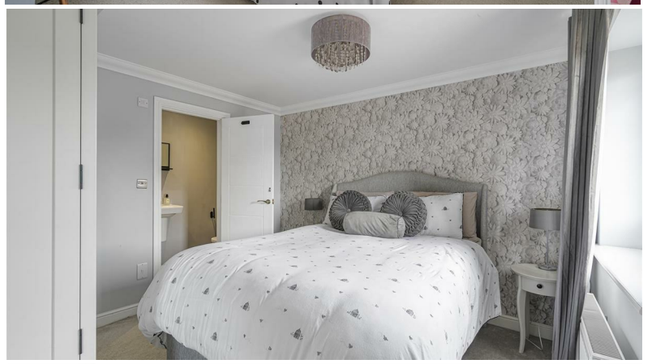
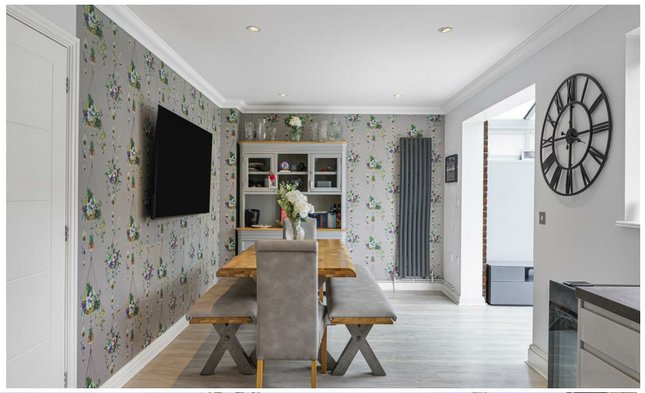
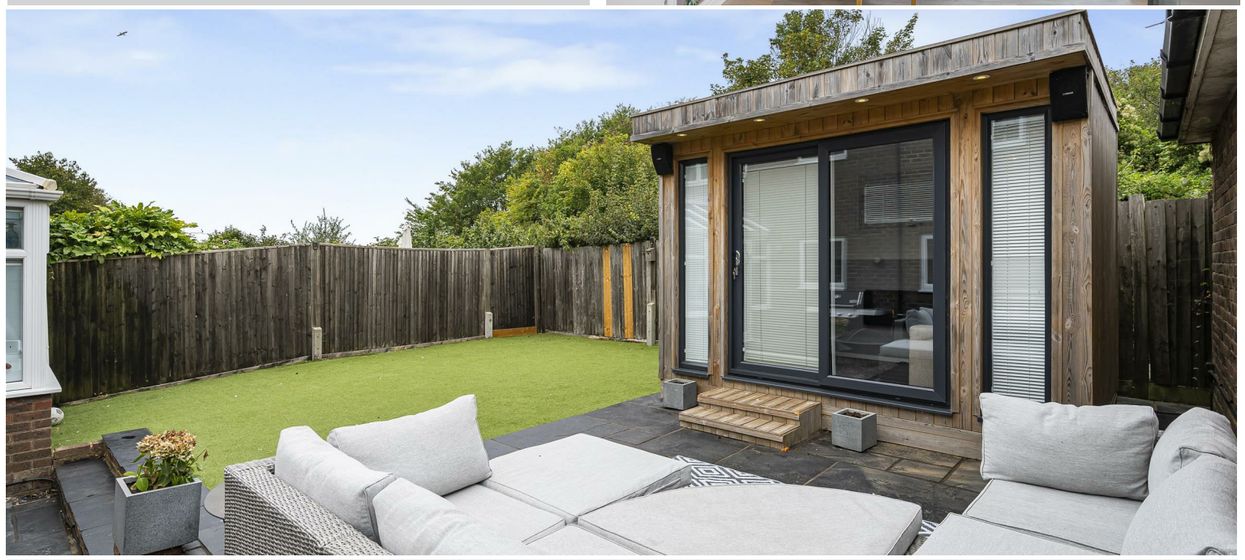
Style:	Modern Family Home
Bedrooms:	4 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	1517 SQ FT
Outside:	Landscaped Rear Garden
Parking:	Off Road Parking
Energy rating:	B
Council Tax Band:	D

moredetail...

An exciting opportunity to purchase this well presented and extended family home. Situated in a quiet cul-de-sac in Seaford, close to the South Downs National Park and within easy reach of buses to Brighton and Eastbourne and local schools.

The spacious entrance hall has a u'PVC door and window to the front. The living room has a TV point, wall lights and overlooks the front. To the rear there is a large modern fitted kitchen with a good range of wall and base units comprising an inset sink and drainer with mixer taps and cupboards below. There is an integrated dishwasher, a Belling cooker with filtered hood above, larder style cupboards, an upright radiator and laminate flooring. The dining area has an upright radiator, a TV point and laminated flooring with access part brick built conservatory has windows to the side and access tot he landscaped rear garden.
The utility room has plumbing and space for a washing machine, space for a large upright fridge freezer and an extractor fan. The cloakroom has a close coupled w/c, pedestal wash hand basin, heated towel rail and an extractor fan. There is a games room or study on the ground floor which overlooks the front.

There are stairs to the first floor with loft access, a radiator and a linen cupboard. There are four bedrooms; The principle bedroom is a large double room overlooking the front and features an ensuite shower room with enclosed shower, w/c wash hand basin and an extractor fan. The second bedroom is a large double room with built in wardrobes and an ensuite with an enclosed shower, w/c and wash hand basin. Bedroom three is a good size double room with built in wardrobes and overlooks the rear while bedroom four also overlooks the rear. The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a thermostatic shower over, a close coupled w/c, wash hand basin set into a vanity unit, tiled walls, a ladder style towel rail and overlooks the rear garden.

CELEBRATING 25 YEARS

To arrange a viewing on this stunning property or to request further information please call our Seaford office on 01323 898666 or email seaford@phillipmann.com