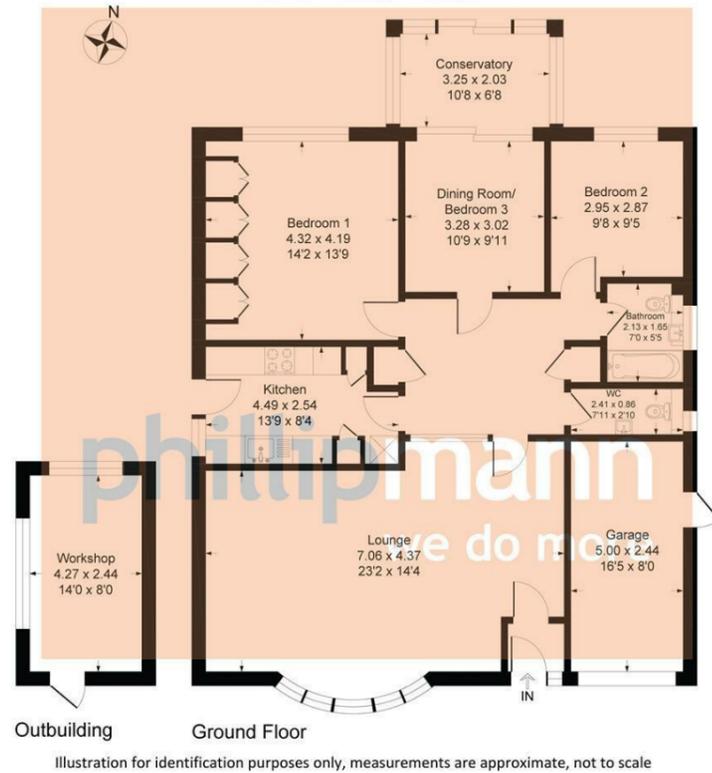


31 Beacon Drive, BN25 2JX  
 Approximate Gross Internal Floor Area = 115.40 sq m / 1242 sq ft  
 Garage Area = 12.20 sq m / 131 sq ft  
 Outbuilding Area = 10.40 sq m / 112 sq ft  
 Total Area = 138.00 sq m / 1485 sq ft



3  
BED

A Detached Bungalow With A Sunny Garden  
 31, Beacon Drive, Seaford, BN25 2JX



## localknowledge...

Beacon Drive is situated about 0.5 miles from Seaford town which offers a wide variety of shops, restaurants and pubs. Situated between Brighton and Eastbourne with good transport networks and links to London via Lewes, a level seafront and walks over the iconic Seven Sisters towards Cuckmere Haven and beyond.

## moreinfo...

Phillip Mann Seaford Office

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

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# inbrief...

A good size detached bungalow offering spacious living accommodation throughout. The large living room is to the front with a bow window, there is an inner hallway which gives access to the fitted kitchen, the family bathroom and cloakroom w/c, principle bedroom with fitted wardrobes, a good size, second bedroom and a third bedroom or dining room which leads to a conservatory. Outside the sunny rear garden is well stocked, the front garden is open plan with parking and garage access.

**Style:** Detached Bungalow  
**Bedrooms:** 3 Bedrooms  
**Reception rooms:** 2 Reception Rooms  
**Area:** 1485 SQ FT  
**Outside:** Sunny Rear Garden  
**Parking:** Off Road & a Garage  
**Energy rating:** B  
**Council Tax Band:** E

# moredetail...

Phillip Mann estate agents are delighted to offer for sale this well presented, detached bungalow. Situated on a level plot and within easy reach of Seaford town, buses and train station with connections to London via Lewes.

The entrance has a u'PVC double glazed door and glazed side panel and a radiator. The living room is a large room with a bow window to the front, a TV point and feature fireplace with a stone surround and two radiators.

There is a good size inner hallway with loft access, a linen cupboard and a cupboard housing a gas fired modern boiler. 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 with cupboards below, there is plumbing and space for a washing machine and dishwasher, a built in oven and hob with a hood above, tiled flooring and a door and window to the side.

The main bedroom is a good size double room with wardrobes with hanging rails and shelving, a radiator and window overlooking the rear garden. The second bedroom is a good size double room with a radiator and overlooks the rear. The third bedroom or dining room is a good size and has direct access to the rear conservatory which is part brick built with windows to three sides and doors to the rear garden. The family bathroom had been fitted with a white suite comprising a panel bath with mixer taps and a shower attachment, a low level w/c, wash hand basin set into a vanity unit, tiled walls, a heated ladder style towel rail, tiled walls and flooring and a window to the side. The cloakroom w/c has been fitted with a low level w/c, a pedestal wash hand basin, heated towel rail and a window to the rear.

Outside the rear garden is a good size and features a stone paved patio with a level lawn, well stocked borders with a good variety of shrubs and bushes and side access. The front garden is open plan proving off road parking and access to the garage with an electric door, power and lighting.



For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666. All of our properties can be found at [www.phillipmann.com](http://www.phillipmann.com)



## Bear in mind...

The property benefits from solar panels which are owned by the current owners and generate an income in the region of £1900 per year.