

25 Hamsey Lane, BN25 3DW

Approximate Gross Internal Floor Area = 127.04 sq m / 1368 sq ft

Garage Area = 15.25 sq m / 164 sq ft

Total Area = 142.29 sq m / 1532 sq ft

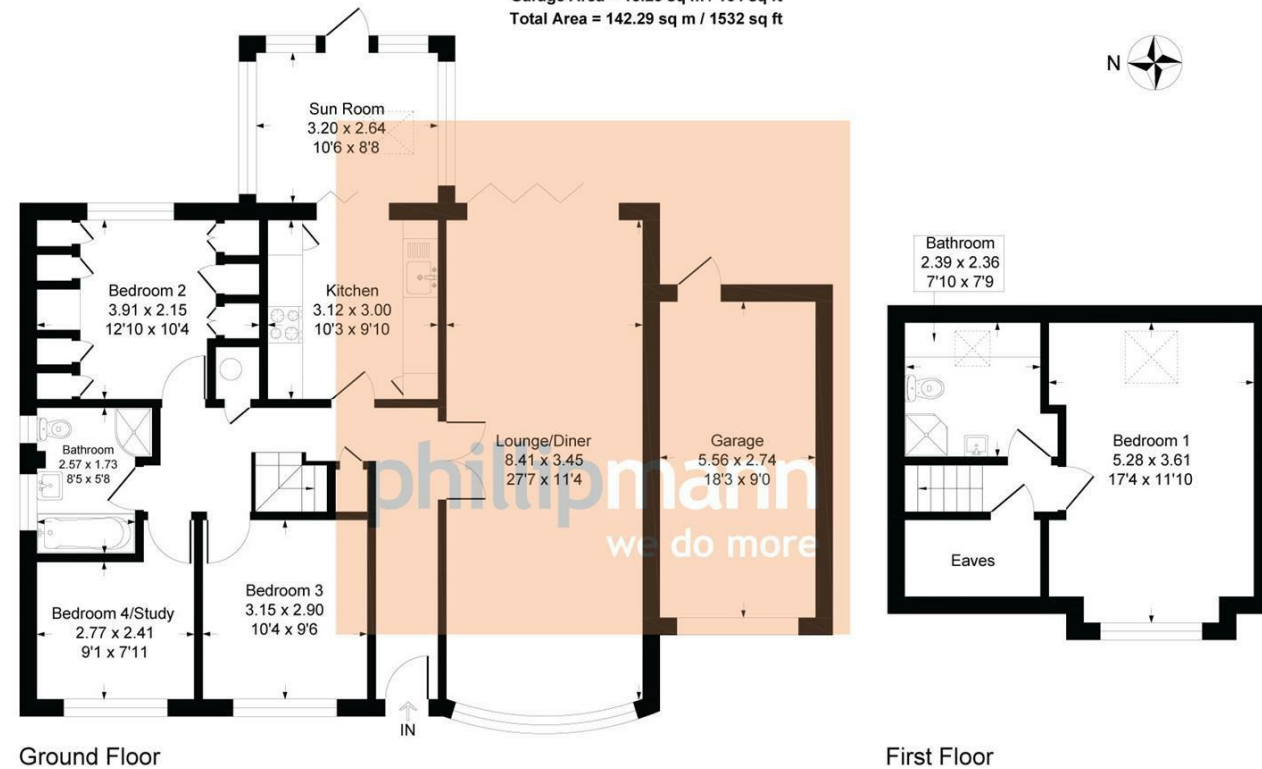


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

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BED

Detached Chalet Style Property  
25, Hamsey Lane, Seaford, BN25 4DW



## localknowledge...

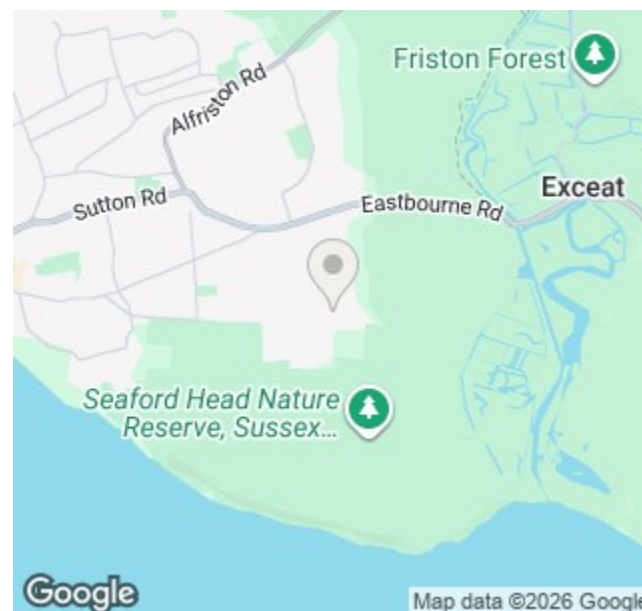
Hamsey Lane is located in the popular South/East corner of Seaford, in a pleasant cul-de-sac off Lindfield Avenue. The bungalow is within easy access of picturesque walks along the iconic Seven Sisters and Seaford town, train station and beach front are a mile from the property.

## moreinfo...

Phillip Mann Seaford Office

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01323 898666

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# inbrief...

A spacious, detached family home situated in the South East corner of Seaford. Offering good living accommodation to include a living room, conservatory, kitchen breakfast room, three downstairs bedrooms and a downstairs bathroom. Upstairs there is a large double room and a shower room. Outside there are maintained gardens, off road parking and access to the garage with an up and over door.

Style:	Detached Chalet Style Property
Bedrooms:	4 Bedrooms
Reception rooms:	2 Reception Rooms
Area:	1532 sqft
Outside:	Low Maintenance Gardens
Parking:	Off Road Parking & a Garage
Energy rating:	D
Council Tax Band:	E

# moredetail...

Phillip Mann estate agents are delighted to offer for sale this spacious, detached 4 bedroom chalet style family home. Situated in a popular area of Seaford, close to the South Downs with stunning views towards the Seven Sisters and the sea. The property benefits from gas central heating, double glazing, off road parking and a garage.

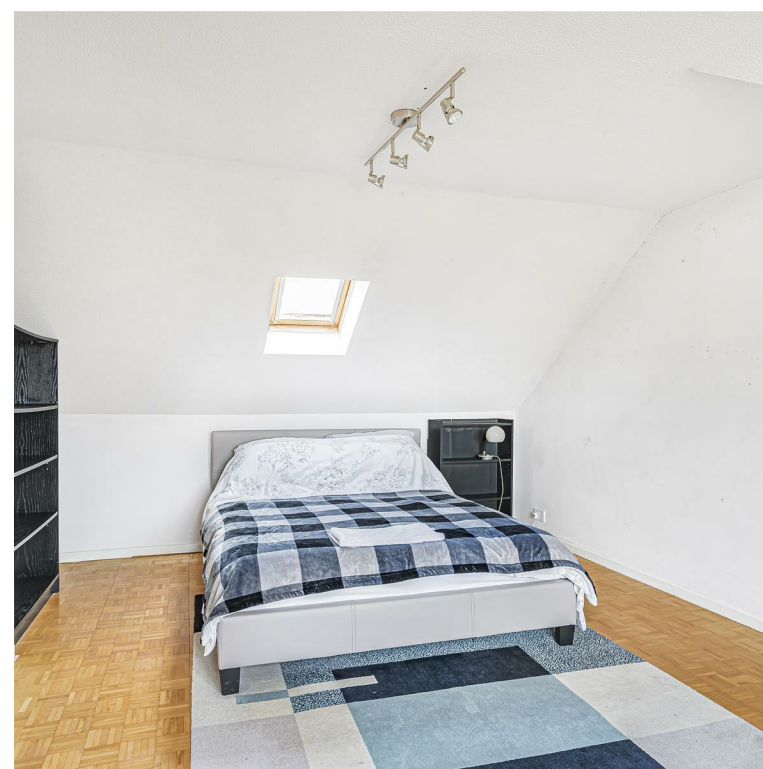
The entrance hall has a uPVC double glazed door, a radiator, understairs cupboard and further cloaks cupboard. The living room has a decorative brick fireplace with an inset fire, a T.V point, a radiator and bow window to the front. The dining area has two radiators and bi-folding doors onto the rear garden.

The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer set into the working surface and cupboards below, a built in electric oven, four ring electric hob, built in fridge freezer, integral dishwasher, tiled splashbacks and a radiator. There is a large opening to a park brick built conservatory which has an electric heater, windows to three side and doors to the rear garden.

On the ground floor there are three bedrooms. The main bedroom has a radiator, built in bedroom furniture, a radiator and a window to the rear garden. The second bedroom is a double room has a radiator and overlooks the front, bedroom three overlooks the front. The family bathroom has been fitted with a panel bath with mixer taps and a shower attachment, an enclosed shower with an electric shower, close coupled w/c, a sink set into a vanity unit, tiled walls and flooring, a heated ladder towel rail and two windows.

There are stairs to the first floor with an eaves storage cupboard. The main bedroom has a radiator, a Velux window to the front and a window to the rear with views towards Seaford Head and the sea.

Outside there is a paved patio area, a level lawn with stocked borders with a variety of plants and shrubs and has been enclosed with a flint wall. The front is open plan with parking.



For further information on this property or to arrange a viewing, please call our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com)



## Bear in mind...

This highly sought after property offers spacious, flexible accommodation throughout, low maintenance gardens, off road parking and a garage.