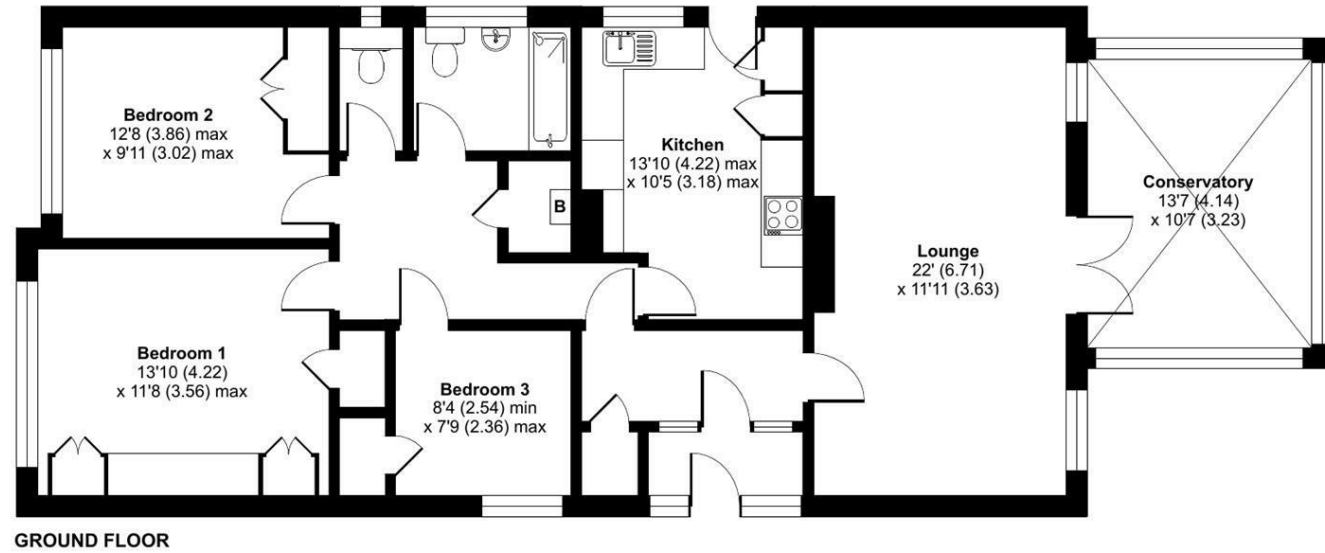




## Lexden Road, Seaford, BN25

Approximate Area = 1229 sq ft / 114.2 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Phillip Mann Estate Agents. REF: 938784

## localknowledge...

The property is situated within a mile of Seaford town centre and station and is within easy walking distance of local shops, schools, countryside walks and excellent bus service into Brighton and Eastbourne. Seaford is a popular retirement town with a wide range of amenities and popular uncommercial seafront.

## moreinfo...

### Phillip Mann Seaford Office

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

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# 3 BED

## A detached bungalow with a sunny garden

57, Lexden Road, Seaford, BN25 3BA



## Price £400,000

Freehold

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## inbrief...

This spacious 3 bedroom detached property is conveniently located close to local shops, bus service and good primary schools. The versatile accommodation comprises entrance porch, living and dining room, kitchen/breakfast room, a part brick built conservatory, three bedrooms and a bathroom with separate WC, off road parking a garage and parking.

Style:	Detached Bungalow
Bedrooms:	3 Bedrooms
Reception rooms:	Living Room & Conservatory
Area:	1129 sq ft/ 114.2 sq M
Outside:	Low Maintenance Gardens
Parking:	Off Road and a Garage
Energy rating:	D
Council Tax Band:	D

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this 3 bedroom detached bungalow. Situated in a popular residential area, close to shops, buses and schools benefits include modern gas central heating, double glazing, conservatory and sunny rear garden.

The entrance to the property is via an enclosed porch with glazed side panels and glazed door. The hallway has a radiator and meter cupboard. The living room is located to the rear of the property and features a decorative fireplace, two radiators, television point, windows and a door to the conservatory. The conservatory is part brick built with power, windows to three sides and doors to the garden.

The kitchen has been fitted with oak fronted wall and base units comprising of a stainless steel sink and drainer unit with mixer taps, plumbing and space below for a washing machine, built in double Bosch electric oven, four ring electric hob and filtered hood above, there is further space for an upright fridge freezer, part tiled walls, a window and door to the side.

The bungalow offers an inner hallway with a radiator, loft access and airing cupboard housing a modern boiler fitted in 2022.

Bedroom one is a good size double bedroom with a range of built in bedroom furniture including wardrobes, bedside cabinets, a radiator and window to the front.

The second bedroom has a radiator, built in wardrobes and a window to the front while the third bedroom has a built in cupboard and overlooks the side.

The bathroom has been fitted with a panel bath with thermostatic shower, pedestal wash hand basin, close coupled w/c, heated towel rail and window to the side.

The cloakroom has been fitted with a close coupled w/c, tiled walls and window to the side.

Outside the rear garden features a paved patio, lawn and stocked borders with a variety of shrubs and plants and side gate. The front garden is open plan and provides off road parking and access to the garage which has power, lighting and an up and over door.



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

## What the owner says...

"we have enjoyed our time at the bungalow, especially the sunny rear garden. The bungalow is very conveniently located near buses and the town centre."



## Bear in mind...

the bungalow offers good size living accommodation throughout, a sunny rear garden, conservatory, off road parking and a garage. No ongoing chain.