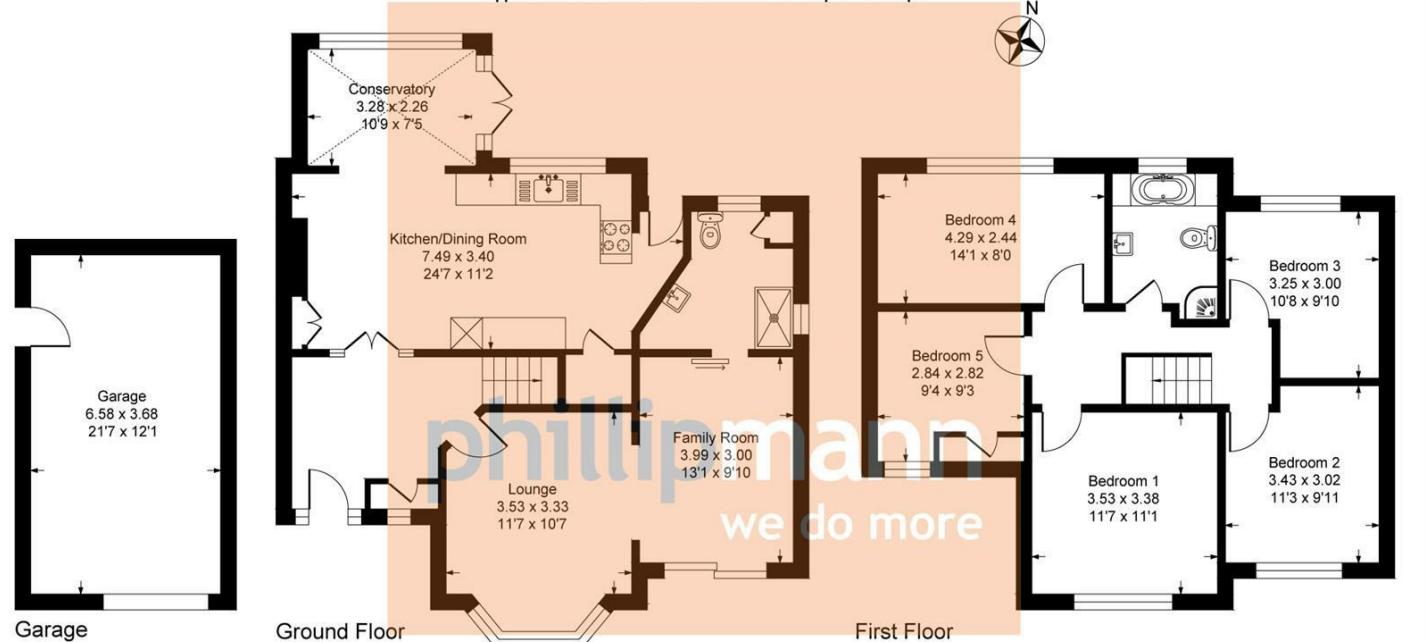


49 Vale Road, BN25 3EZ

Approximate Gross Internal Floor Area = 171.1 sq m / 1842 sq ft



## local knowledge...

The property is situated in a popular area of Seaford, within a quarter of a mile of the town centre and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## more info...

Phillip Mann Seaford Office

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

To see more details on this & all our homes go to  
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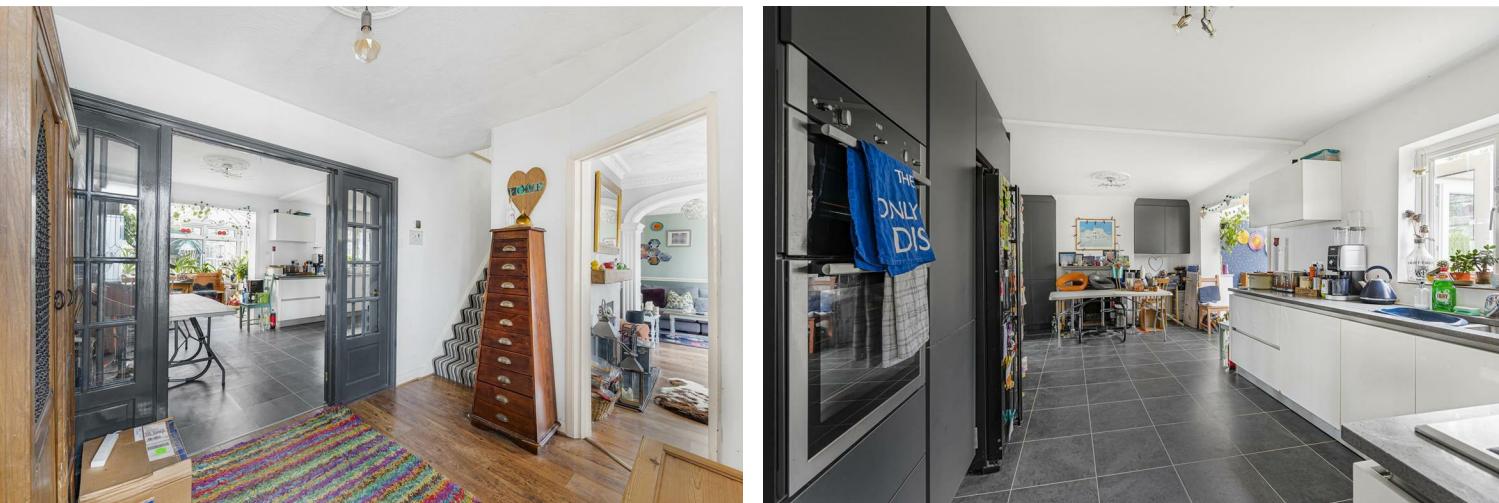
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5  
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Price £460,000

Freehold

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## inbrief...

A character 5 bedroom semi-detached house with open outlook and within walking distance of the town centre and close to shops, school and excellent bus services. Well-presented throughout, including features such as a lounge with log burner, spacious kitchen/dining room, refitted bathroom, garage and driveway. Further benefits include gas central heating, Upvc double glazing, fantastic decked front area and also a good size rear garden with a mix of patio and lawn space.

Style: Semi-Detached House  
Bedrooms: Five Bedrooms  
Reception rooms: Lounge & Kitchen/Diner  
Area: 1842 Sq Ft - 171.1 Sq m  
Outside: Front & Rear gardens  
Parking: Garage & Drive  
Energy rating: C  
Council Tax Band: C



## Bear in mind...

This property features five double bedrooms, a large driveway and garage, a good sized rear garden and a large front decking and a spacious, open-plan downstairs.

## more detail...

This extended detached house is located in a popular residential area, close to a regular bus service into Seaford, Eastbourne and Brighton and a parade of local shops on Lexden Road. Seaford town centre, which has a wide range of shops and train station with links to Gatwick/London Victoria, is within an easy half mile of the property. Seaford beach, and the renowned walk over the Seven Sisters is also easily accessible on foot from the property, along with a great range Primary schools and the local Secondary School, graded 'Outstanding' by Ofsted.

Crucially, this large property is CHAIN-FREE. Further benefits include ample offroad parking, a garage, and double glazing throughout.

As you enter the property, you are welcomed into a spacious entrance hall, with warm brown laminate flooring consistent throughout the ground floor. Continuing forwards, you land in the open kitchen/diner space, which extends further into the conservatory – the double rear doors of which open out into the garden. The roomy kitchen includes multiple base and wall hung units, dishwasher space, a double sink, gas hob, double oven, large fridge-freezer space, and a well-sized pantry space. There is also a second door leading you to the garden from the other side of the kitchen.

Off to the right of the entrance hall is a spacious lounge and family room, with plenty of room for furniture – including space for multiple sofas! Other features include an enormous glass sliding door which opens directly onto the decking, and a lovely bay window, meaning that the room is very light, airy, and a fantastic social space. An enormous space which connects to the rear garden via a gated side-passage, the recently-decorated decking is a fantastic area for alfresco dining, lounging, or outdoor table tennis. A secluded sun trap, elevated and thus allowing privacy from the road, this decking is a unique and valuable feature of this property.



If you would like to arrange an appointment please call 01323 898666 or email [Seaford@phillipmann.com](mailto:Seaford@phillipmann.com)

## What the owner says...

"The property is very spacious and is in a great location: close to shops, schools, main bus routes and Seaford Town."

