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BED

# An Extended Chalet Style Property

37, Hastings Avenue, Seaford, BN25 3LQ



Price £475,000

Freehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, 3 bedroom, extended chalet style property. Offering good size, flexible accommodation throughout, immaculate gardens, modern double glazing, gas central heating, off road parking and a detached garage.

The spacious entrance hall has a composite front door, wood flooring, a radiator and a cloaks cupboard. The living/dining room is a good size room with a decorative brick fireplace and inset multifuel stove, a radiator, TV point, wood flooring and a window to the side and doors onto the sunny rear garden.

The kitchen has been fitted with a with a good range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps, there is an integrated dishwasher, built in double ovens, an electric hob with filtered hood over, larder style cupboards, tiled walls, a radiator and a window to the side and a door to the utility room which has plumbing and space for a washing machine, tumble dryer and an upright fridge freezer.

The rear sun room is part brick built and has a radiator, a door to the side and doors onto the rear garden. On the ground floor there are two bedrooms, the second bedroom is a good size double room with a radiator and a window overlooking the front while the third bedroom is slightly smaller and overlooks the front.

The shower room has been fitted with an enclosed shower, a close coupled w/c, pedestal wash hand basin, heated ladder towel rail, an extractor fan and windows to the rear.

There are stairs to the first floor landing which is a useful office space with built in storage and a views towards the sea. The main bedroom is a good size double room with built in wardrobes, a radiator and a Velux window to the side.

The bathroom has been fitted with a white suite comprising a panel bath with mixer taps and shower attachment, a close coupled w/c, a wash hand basin set into a vanity unit, a heated ladder towel rail and a Velux window to the side.



Offering good size accommodation throughout to include a good size living room, sun room, modern fitted kitchen utility room, two downstairs bedrooms and a downstairs shower room. Upstairs there is a study space and principle bedroom and additional bathroom. Outside there are well maintained

## moreinfo...

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