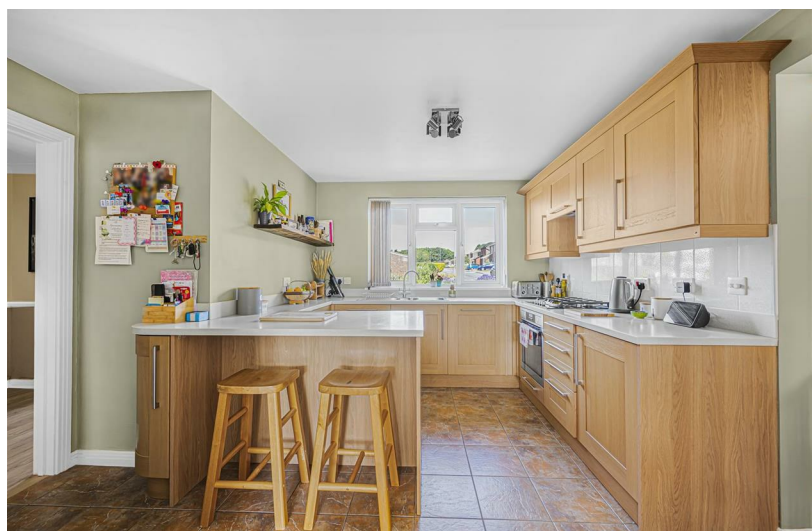


3  
BED

# A Modern Detached Family Home

69, Kingston Way, Seaford, BN25 4NG



Price £489,950

Freehold

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69 Kingston Way, BN25 4NG  
Approximate Gross Internal Floor Area = 135.2 sq m / 1455 sq ft

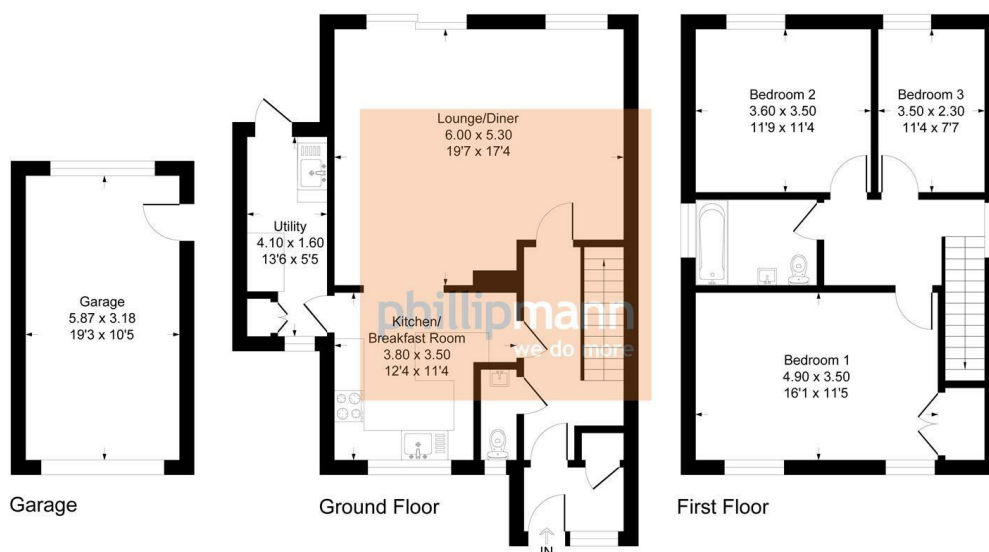


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

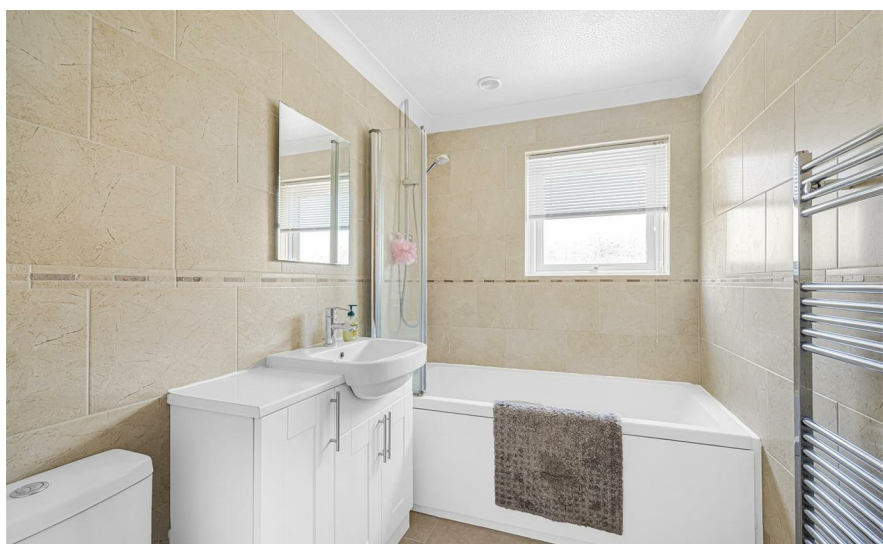
Phillip Mann estate agents are delighted to offer for sale this well presented detached three bedroom family home. Located in the favored South East corner of Seaford, close to Downland walks, buses, shops and schools. The entrance porch has a u'PVC door which lead to the hallway which has a radiator and under stairs cupboard. The cloakroom has been fitted with a white suite comprising a close coupled w/c, wall mounted wash hand basin and a radiator. The living and dining room is a great size room with a decorative fireplace with inset fire, T.V point a patio doors and window to the rear.

The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer unit with mixer taps, a built in electric oven and hob with filtered hood above, integrated dishwasher and fridge, a breakfast bar and window to the front. The utility room has been fitted with a sink and drainer unit, further cupboards and appliance spaces and a door to the rear garden.

There are stairs to the first floor with access to the loft, an airing cupboard and window to the side. The main bedroom is a great size room with built in cupboards and two windows to the front. There are two further bedrooms which both are good size rooms overlooking the rear.

The family bathroom has been fitted with a white suite comprising a panel bath with an Aquilisa shower over, mixer taps a close coupled w/c, wall mounted wash hand basin set into a vanity unit, ladder towel rail, tiled walls and flooring and a window to the side.

Outside there is a sunny aspect rear garden with a new paved patio area, level lawn and well stocked borders with a variety of shrubs and plants, an outside tap and side access. There is a newly built home office which is fully insulated, has power and lighting and hard wired WIFI. The front garden is open plan with stocked borders and has a driveway and a garage with an electric door, power and lighting.



Council Tax Band: E

Energy Rating: B

moreinfo...



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