

2  
BED

# A Well Presented Split Level Property

11, Churchill Road, Seaford, BN25 2UL



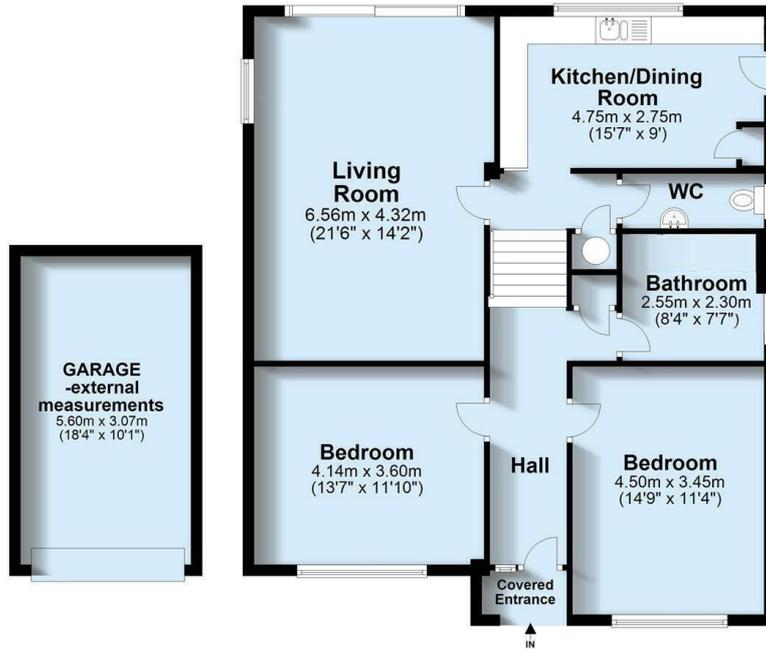
Price £415,000

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)

Approx. 114.3 sq. metres (1229.9 sq. feet)



Total area: approx. 114.3 sq. metres (1229.9 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, detached, split level property. Offering good size accommodation throughout, gas central heating, double glazing and a good size rear garden.

The entrance has a uPVC double glazed door which leads to a spacious hallway with a radiator, wood flooring and a cloaks cupboard. The main bedroom is a good size double room with a radiator, a good range of built in wardrobes with hanging rails and shelving and a window to the front.

The second bedroom is a large double room with a radiator and a window to the front. The family bathroom has been fitted with a white suite comprising a bath with mixer taps and a thermostatic shower over, a close coupled w/c, wall mounted sink with mixer taps set into a vanity unit, a heated ladder towel rail, marble tiled walls and tiled flooring, an extractor fan and a window to the side.

There are stairs to the half landing with a storage cupboard and loft access. The cloakroom w/c has been fitted with a close coupled w/c and wall mounted wash hand basin, tiled splashbacks, a heated ladder towel rail and a window to the side.

The kitchen has been fitted with a good range of wall and base units comprising an inset sink and drainer with mixer taps and cupboards below, there is a built in oven and four ring gas hob with a filtered hood over, plumbing and space for a washing machine, tumble dryer and a dishwasher as well as further appliance space for a fridge freezer, a wall mounted boiler, part tiled walls, a window to the rear and a door to the side.

The living and room is a good size room with wood flooring, a bespoke built unit, TV point, two radiators, a window to the side and doors onto the sunny rear garden.

Outside the rear garden has a patio area and steps to a large lawn with stocked borders, there is side access and is enclosed with timber fencing. The front garden is open plan with parking and access to the garage with an up and over door.



Council Tax Band: E

Energy Rating: D

moreinfo...



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  
[www.phillipmann.com](http://www.phillipmann.com)