3 BED

## Three Bedroom Detached Family Home

60, Carlton Road, Seaford, BN25 2LS







Price £375,000

Freehold

phillipmann we do more theplan...

GROUND FLOOR 40.9 sq.m. (440 sq.ft.) approx.



1ST FLOOR 50.5 sq.m. (544 sq.ft.) approx.



SE CARLTON ROAD SEAFORD

TOTAL FLOOR AREA 19.1 spyring (894 sp.1), approx.

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, 3 bedroom detached house. Situated in a quiet location in Seaford, close to buses, shops and within easy reach of Seaford town and mainline train station.

The entrance with u'PVC double glazed door has a radiator and leads to the hallway. The cloakroom has been fitted with a close coupled w/c and wall mounted wash hand basin set into a vanity unit, there is a radiator, tiled walls and a window to the front.

The living room has two radiators, a decorative fireplace with a wood surround, a T.V point, full height windows to the front and a high level window to the side and an under-stairs cupboard.

The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer with mixer taps and cupboard below, there is plumbing and space for a washing machine, space for a dishwasher, a cooker recess with filtered hood above, space for an upright fridge freezer and a tumble dryer, there is an upright radiator, tiled splashbacks, a window and door to the side and a window to the front.

There are stairs to the first floor with a window to the side. Upstairs there are three bedrooms; The main bedroom is a large double room with built in wardrobes and a window to the front with far reaching views. The second bedroom is a good size double room with built in cupboards and a window and door to the rear garden while bedroom three has built in cupboards and overlooks the front.

The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a shower attachment, an enclosed shower cubicle with thermostatic shower over, a pedestal wash hand basin, heated ladder towel rail, tiled walls and a window to the rear. The cloakroom has been fitted with a close coupled w/c and wash hand basin set into a vanity unit, a heated towel rail, tiled walls and a window to the rear.

Outside there are mature gardens to the side and rear, a garage and parking.





**Energy Rating:** 

Council Tax Band: D

moreinfo...





Phillip Mann Seaford Office

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