

81 Lexden Road, BN25 3BA
 Approximate Gross Internal Floor Area = 132.42 sq m / 1425 sq ft
 Outbuilding Area = 9.09 sq m / 98 sq ft
 Total Area = 141.51 sq m / 1523 sq ft

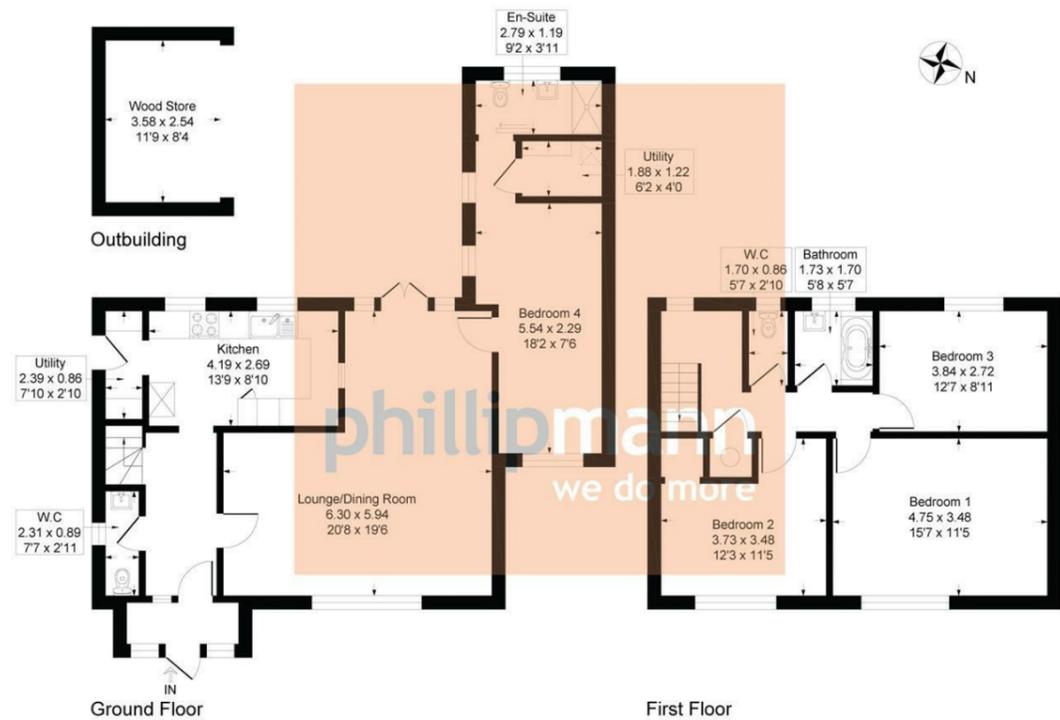


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

Stunning Four Bedroom Detached Property!
 81, Lexden Road, Seaford, BN25 3BA



localknowledge...

Lexden Road is conveniently located close to a good primary school, local shops, bus service and recreation area's. Seaford town is within a mile and a half of the property and offers a wide range of shops, tea rooms, pubs and restaurants. There is an uncommercialised beach front and train station with links to Gatwick/London Victoria.

moreinfo...

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inbrief...

This detached family house is conveniently located close to local shops, school and recreations area's and has spacious accommodation comprising 4 bedrooms, lounge-diner, kitchen with appliances, shower/WC, family bathroom/WC and ample off street parking, good size secluded rear garden.

Style:	Detached Family House
Bedrooms:	4 Bedrooms
Reception rooms:	1 Reception Room
Area:	141.51 SQ M/1523 SQ FT
Outside:	Secluded Rear Garden
Parking:	Ample Parking
Energy rating:	B
Council Tax Band:	E

moredetail...

This well presented detached family home offers spacious and versatile accommodation and is conveniently located close to a good primary school, local shops, bus service and recreations area's. The property benefits from a modern kitchen, log burner, south facing garden and modern shower room, double glazed windows, gas central heating and 10 Solar Pannels. As you approach the property there is ample off street parking and an entrance porch.

Entering the property, the property has a cloakroom on the left which includes heated towel rail, W/C and wash-hand basin. The floor has been tiled throughout into the Kitchen which comprimes of multiple base and wall hung units, integrated dishwasher, fridge-freezer space, induction hob with cooker hood, eye-level oven, kitchen hatch, tiled splashbacks and side door to garden. The lounge diner is a lovely room with stunning wooden flooring, ample furniture space, log-burner, space for a large dining table and patio doors to the rear garden. Following through, into the downstairs bedroom which is a good size double bedroom with space for plenty of furniture. This room also has an extra utility room and a modern en-suite shower room which has been part-tiled and includes large walk-in shower, sink vanity unit, heated towel-rail, W/C and extractor fan. Headin upstairs, the toilet is seprate to the main family bathroom and this consists of wash-hand basin, bath with side taps and electric power shower. Bedroom two which is being used as a study currently, is a good size room and has ample furniture space. Bedroom three is a lovely large double bedroom over-looking the rear garden and has plenty of space for a wardrobe, with further room for bedside tables and chest of drawers. Bedroom one is a stunning room with ample wardrobe space and plenty of extra room for a dressing area. Finally, the Southerly aspect rear garden is a must have for a family home, a large log store can be found and also a shed and greenhouse.

What the owner says...

"We have thoroughly enjoyed living here, a great spacious home in a brilliant location!"



To Book An Appointment Please Call
01323 898666 Or Email
Seaford@phillipmann.com



Bear in mind...

This property has four double bedrooms with a large driveway, solar pannels, gas central heating and a stunning South Facing garden!