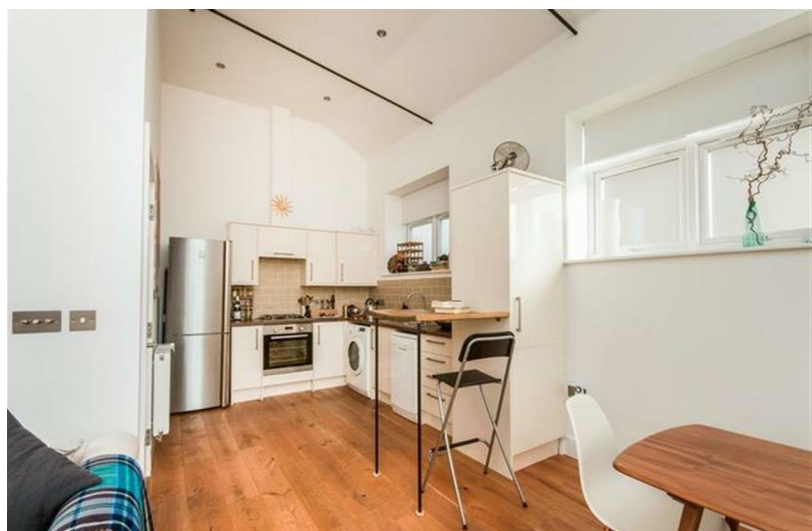


2  
BED

# Delightful Town Centre Cottage

Q Cottage 7a, Clinton Lane, Seaford, BN25 1NS

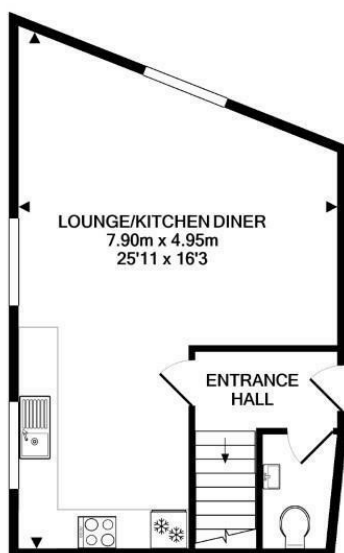


Price £299,950

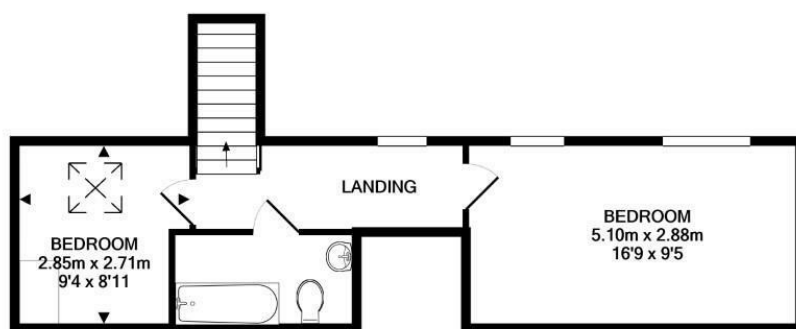
Share of Freehold

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GROUND FLOOR  
APPROX. FLOOR  
AREA 36.3 SQ.M.  
(391 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.3 SQ.M.  
(369 SQ.FT.)

TOTAL APPROX. FLOOR AREA 70.5 SQ.M. (759 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## inbrief...

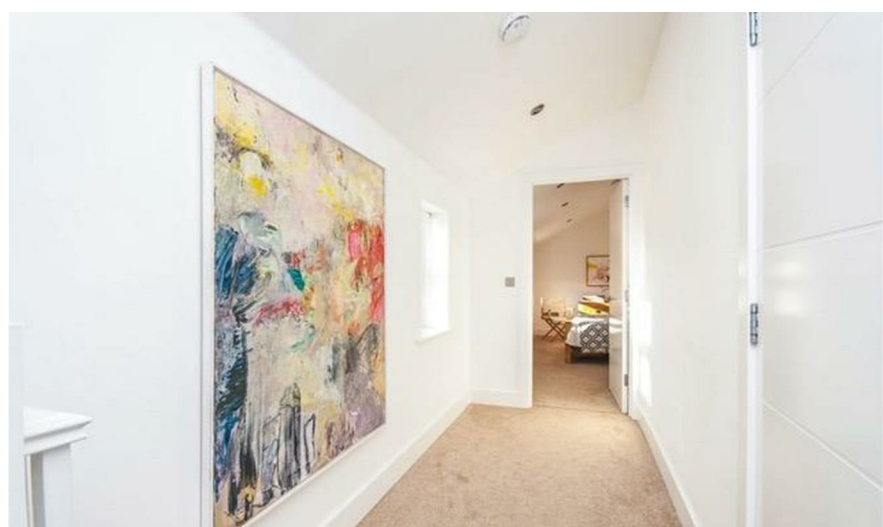
Phillip Mann are delighted to offer a character cottage conveniently situated in Seaford town centre within 200 yards of the rail station, bus services and shops and within easy walking distance of the seafront and further amenities. The property has been well maintained and is offered for sale CHAIN FREE.

The entrance hall has oak flooring and a downstairs cloakroom with close coupled w/c, mini basin and extractor fan. The open plan living area also has oak flooring and is light and airy with a vaulted ceiling. The lounge/dining area has metal beams, frosted window and is double aspect with window to front and large picture window with plantation shutters to side. The kitchen/breakfast area is fitted with a sink set into work surface with cupboards and drawers below, inset four ring gas hob with electric oven below and filter hood above, washing machine, slimline dishwasher and fridge/freezer, matching wall mounted units with pelmet lighting, solid wood breakfast bar, part tiled walls and frosted window.

The large first floor landing has access to the eaves storage area and window to front. Bedroom one has a freestanding double wardrobe, vaulted ceiling and two windows to front. Bedroom two has a vaulted ceiling, fitted high level bed with work space below and high level velux window. The bathroom is fitted with a bath with shower attachment and glazed screen, pedestal basin, close coupled w/c, part tiled walls and extractor fan.

The communal garden has a lawn, stocked borders and paved seating area and the property also has access to the communal bike store.

Maintenance Charge - £734.08 per annum



Energy Rating C

Council Tax Band B

moreinfo...



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01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)