

3  
BED

A Bungalow Situated on a Corner Plot  
15, Poynings Close, Seaford, BN25 4EP



Price £475,000

Freehold

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15 Poynings Close, BN25 4EP

Approximate Gross Internal Floor Area = 86.60 sq m / 932 sq ft

Garage Area = 13.79 sq m / 149 sq ft

Total Area = 100.39 sq m / 1081 sq ft

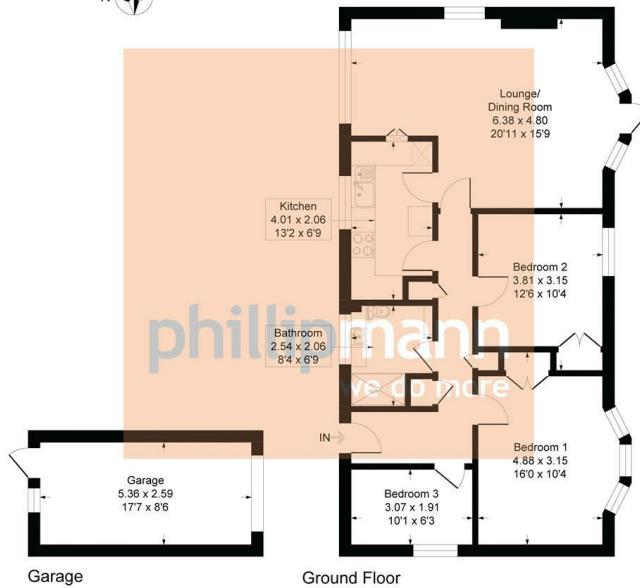


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this 3 bedroom detached bungalow. Situated in the favoured South East corner of Seaford on a commanding corner plot with a South facing rear garden, gas central heating, double glazing, off road parking and a garage.

The entrance hall has a radiator, a cloaks cupboard, a meter cupboard and a cupboard housing a modern combination boiler as well as access to the loft which has scope to extend STC.

The living room is a good size with a feature fireplace with an inset gas fire and wood surround, there is also a T.V point and a full height windows to the rear and doors to the sunny rear garden. The dining area to the front has a radiator and a window overlooking the front garden.

The kitchen has been fitted with a good range of wall and base units comprising a inset ceramic sink and drainer with a mixer tap, there is a built in cooker and gas hob above, plumbing and space for a washing machine dishwasher and a space for a fridge freezer, there are part tiled walls and a window to the front.

There are three bedrooms; the main bedroom is a good size double room with built in cupboards, a radiator and features full height windows to the rear garden. The second bedroom is a double room with built in cupboard, a radiator and overlooks the rear while the third bedroom has a radiator and overlooks the side.

The shower room has been fitted with a large shower with a thermostatic shower over, a low level w/c and a wall mounted wash hand basin, a radiator, part tiled walls and a window to the front.

Outside the rear garden has a paved patio area, there is a well maintained lawn and stocked borders with a good variety of plants and shrubs. The front and side garden are laid to lawn for easy maintenance.

There is a driveway which provides off road parking and access to the garage with an up and over door, power and lighting. Offered for sale with NO ONGOING CHAIN.



Council Tax Band: E

Energy Rating: C

## moreinfo...



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