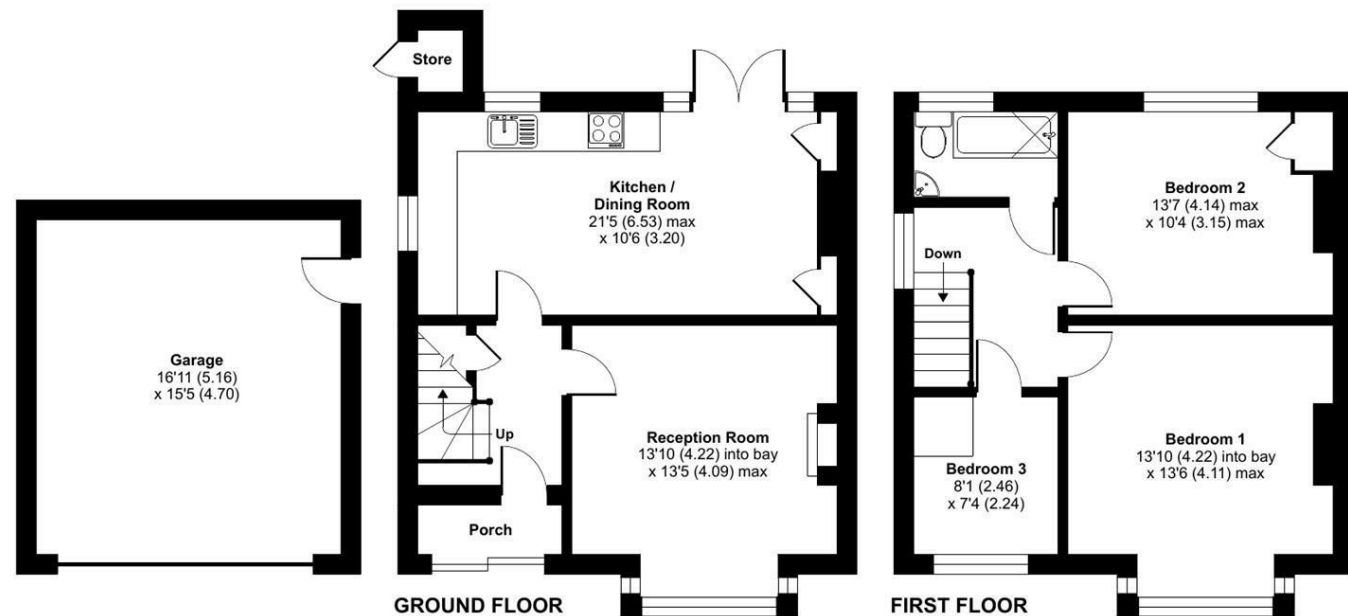




### Vale Road, Seaford, BN25

Approximate Area = 990 sq ft / 92 sq m  
Garage = 263 sq ft / 24.4 sq m  
Store = 7 sq ft / 0.7 sq m  
Total = 1260 sq ft / 117.1 sq m  
For identification only - Not to scale



local**knowledge...**

more**info...**

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)



3  
BED

Character House with Double Garage  
Norman Villas 45, Vale Road, Seaford, BN25 3EZ



we do more...  
keeping  
customers  
happy

No.1 sellers

in Seaford, Newhaven  
and Peacehaven

Price £410,000

Freehold

phillipmann  
we do more

## inbrief...

A character 3 bedroom detached house with open outlook and within walking distance of the town centre and close to shops, school and excellent bus services. Well presented throughout, features include a lounge with log burner, spacious kitchen/dining room, refitted bathroom, double garage with remote control door and driveway. Features include gas central heating, Upvc double glazing, picture rails and exposed joinery. **VENDOR SUITED.**

<b>Style:</b>	Detached House
<b>Bedrooms:</b>	Three Bedrooms
<b>Reception rooms:</b>	Lounge & Kitchen/Diner
<b>Area:</b>	92 Sq Metres excluding garage
<b>Outside:</b>	Front & Rear gardens
<b>Parking:</b>	Double Garage & Drive
<b>Energy rating:</b>	E
<b>Council Tax Band:</b>	C

## moredetail...

Phillip Mann are delighted to offer for sale a three bedroom detached house with period features and double garage.

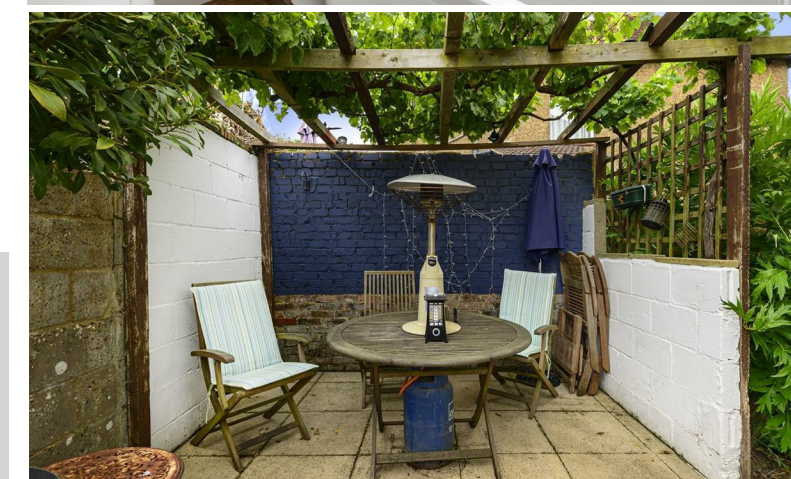
The useful entrance porch leads to the hallway with storage cupboard and picture rail. The lounge has a fireplace with wooden mantel and cast iron log burner, picture rail and bay window to front with open outlook. The kitchen/dining room is fitted with a range of units comprising sink set into work surface with cupboards and drawers below, gas cooker with stainless steel extractor hood above, slimline dishwasher, matching wall units with pelmet lighting, space for fridge/freezer, storage cupboard with wine rack and shelving and cupboard housing Potterton boiler. The room has plenty of light with glass blocks to side and window and french doors onto the rear garden.

The first floor landing has a double glazed window to side and access to the part boarded loft space with fitted ladder. Bedroom one has a picture rail and bay window to front with open outlook. Bedroom two has an airing cupboard with hot water tank and slatted shelving, picture rail and window to rear. Bedroom three is currently used as a study and has fitted shelving and window to front with open outlook. The bathroom has a bath with temperature controlled shower over and glazed screen, wash basin with cupboard below, close coupled w/c, heated towel rail and frosted window.

The rear and side garden has a secluded lawn area to side, split level patio with secluded seating area with pergola and mature grape vine, outside power point, store room with plumbing and space for washing machine and tumble dryer, cold water tap and side access. The front garden has lawn areas, shrubs and bushes and steps to to the house. The driveway provides side by side parking for two cars. The insulated double garage is cavity wall construction and has a remote control up and over door, power, lighting and double glazed door to side. **VIEWING STRONGLY ADVISED.**

## What the owner says...

"The kitchen/dining room is great for entertaining and the elevated position gives the house plenty of light."



For more information on this property or to book an appointment please contact Ian Holder, assistant manager, on 01323 898666.



## Bear in mind...

The insulated garage has been built to a high standard and could be used a home gym/hobbies room etc.