

1  
BED

type your text here  
Flat 2 8, Pelham Place, Pelham Road, Seaford, BN25 1EN



£675 PCM

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)





## inbrief...

This well presented ground floor garden flat is located in the heart of Seaford town centre, close to a good range of shops, restaurants, tea rooms and pubs, whilst the beach and 'Salts' recreation ground are a short walk. Excellent transport links are available from the train station and bus service on the main A259 close by. A communal entrance hall and entrance door lead to flat 2 hallway with entry phone, radiator, storage cupboard and further walk in cloaks recess.

The lounge 15'8" x 13'2" has a large double glazed bay window with south aspect, contemporary style radiator and feature slate/cast iron fireplace which makes a nice focal point.

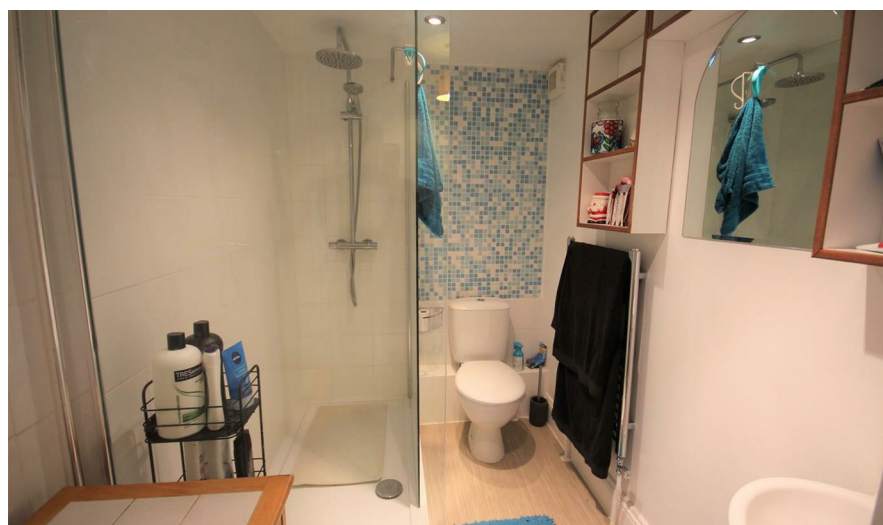
To the rear of the property the kitchen/breakfast room 14'7" x 7'10" has recently been re-fitted in a range of quality solid oak cupboards and work surface with a one and a half bowl sink unit, appliance space for cooker with extractor hood over, double fridge/freezer and washing machine. There is ample seating area for a small table and chairs whilst dual aspect double glazed windows and door lead to the rear garden.

This is a particular feature of the property and has an area of patio/grass, timber shed and workshop and very useful rear access suitable for bikes/motor bikes.

The bedroom measures 10'1" x 9' and is a good size double with a bank of fitted wardrobes and separate cupboard offering good storage options.

The shower room completes the accommodation and is fitted with a modern white suite with double glass screen shower cubicle with 'monsoon' shower head, tiled surround, WC, pedestal wash basin, chrome heated towel rail and extractor fan.

The property is being sold with no onward chain and views come highly recommended.



Energy Rating - D

Council Tax - A

moreinfo...

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)