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**5**  
BED

**Attractive 5 Bedroom Detached House**  
17, Wellington Park, Seaford, BN25 4QB



## localknowledge...

The property is in a residential close in the favoured south east corner of the town and with easy access to the A259 coast road. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

**Phillip Mann Seaford Office**

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
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## inbrief...

An attractive 5 bedroom detached house in a favoured residential close, near to schools, sports centre and buses and within walking distance of the town centre and countryside. Well presented throughout, features include lounge with open fire, dining room, conservatory, spacious kitchen/breakfast room, large master bedroom with en-suite, further en-suite bedroom, integral double garage and delightful landscaped garden. Benefits include gas central heating, upvc double glazing & alarm system.

Style:	Detached House
Bedrooms:	5 Bedrooms
Reception rooms:	Lounge, Dining Room & Conservatory
Area:	190 Sq Metres inc Garage
Outside:	Level Front & Rear Gardens
Parking:	Double Garage & Driveway
Energy rating:	C
Council Tax Band:	F

## moredetail...

A superior five bedroom detached house in a highly sought after close, near to amenities.

The welcoming entrance hall has cloaks cupboard, access to garage and downstairs cloakroom with white suite. The spacious lounge has tiled fireplace with open fire and windows and french doors onto the rear garden. Glazed doors lead to the pleasant dining room which also has double doors onto the part brick conservatory. The conservatory has power points, ceiling fan and windows and door onto the garden.

The kitchen/breakfast room has been updated with a range of units comprising sink unit set into work surface with cupboards and drawers below, space for dishwasher, inset five ring gas hob with double electric oven below and filter hood above, space for fridge/freezer, matching wall mounted units, part tiled walls, breakfast area and windows to front and side. The utility room has a sink, work surface, cupboards, appliance spaces and door to side.

The galleried landing has an airing cupboard and access to the loft space with light. The large master bedroom overlooks the rear garden and has a spacious en-suite bathroom fitted with a bath with mixer tap and shower attachment, pedestal basin, w/c and tiled flooring. All bedrooms have fitted wardrobes. Bedroom two has an en-suite shower fitted with a glazed shower cubicle, wash basin, w/c and part tiled walls. Bedrooms three and four are both double bedrooms and bedroom five is a good size single/study. The shower room is fitted with a modern shower cubicle with Aqualisa touch control power shower (2019), wash basin, w/c, and part tiled walls.

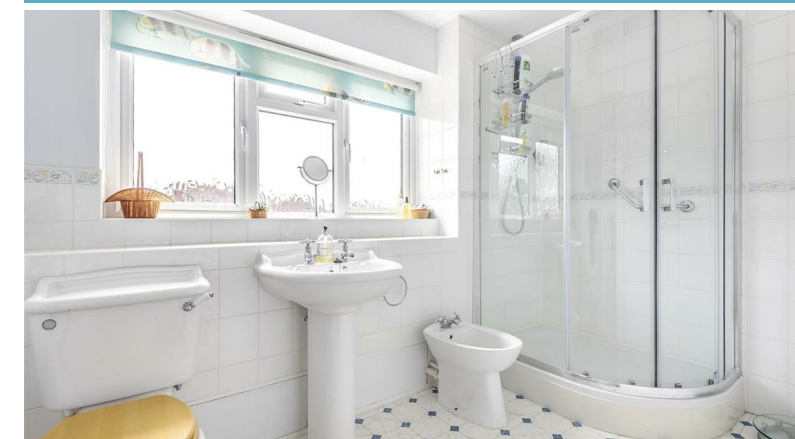
The level rear garden has a paved patio, lawn, further paved seating area, delightful well stocked borders, mature rose bushes, two timber sheds, outside tap, water butt and side access. The low maintenance front has pebble and slate beds, mature climbers and hedge. The driveway provides parking and access to the double garage with power, light, storage and door to side.



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

## What the owner says...

"The Close is quiet yet convenient and there are lovely countryside walks close by. Having 2 en-suites is really useful when friends visit."



## Bear in mind...

New double glazed windows (except conservatory) were fitted in 2018 and the property has a low maintenance exterior.