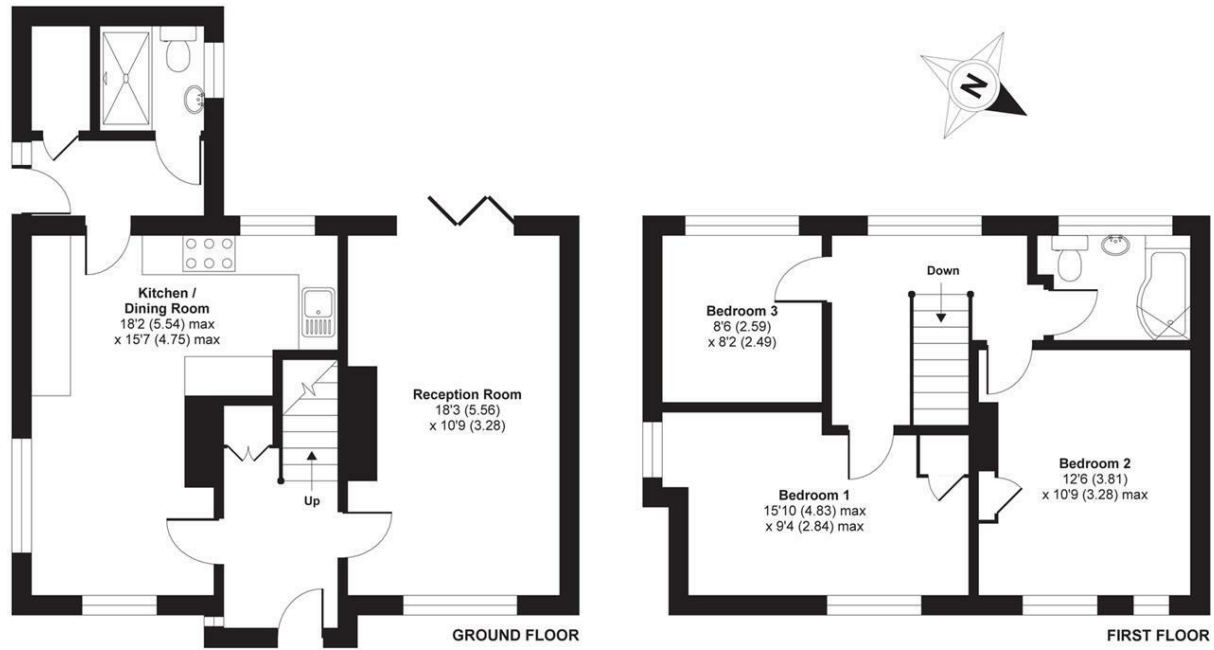


Saltwood Road, Seaford, BN25
APPROX. GROSS INTERNAL FLOOR AREA 1087 SQ FT 101 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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3
BED

Extended and Well Presented
13, Saltwood Road, Seaford, BN25 3SP



localknowledge...

Saltwood Road is located in a popular area of Seaford, close to a good local primary school, recreational areas and good access to the iconic 'South Downs Way'. There is a general store/post office on Walmer Road and regular bus service into Brighton/Eastbourne. Seaford town centre is within a mile of the property and has a good range of shops, train station and

moreinfo...

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inbrief...

This well presented and extended semi detached house has well planned accommodation which comprises in brief entrance hall, sitting room, kitchen/dining room, wetroom/WC, 3 bedrooms, family bathroom/WC, south/west garden and off street parking.

Style:	Semi Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge, Kitchen/Dining Room
Area:	1087 SQ FT/101 SQ M
Outside:	South/West Garden
Parking:	Off Street Parking
Energy rating:	C
Council Tax Band:	C

moredetail...

This exceptionally well presented and extended semi detached house is located in a popular residential area, close to shops, schools, recreation areas and with a good local bus service into Seaford, Brighton and Eastbourne.

Some of the many features include double glazed windows, gas central heating and solid oak internal doors. To the front of the property there is off street parking for 2 cars, an enclosed front garden and canopied front entrance door. The entrance vestibule has oak flooring which extends throughout the ground floor, shelved store cupboard and stairs to the first floor.

A particular feature of the property is the L-shaped kitchen/dining room. The dining area has ample space for a large dining table, log burner and dual aspect windows. The kitchen has recently been updated with high gloss units, complemented by solid wood work surface. There are pull out tower larder units, integrated fridge/freezer, gas hob with extractor canopy, double oven, integrated dish washer and sink unit. There is a window with a pleasant outlook over the rear garden and door to the connecting lobby which has utility space and door to the side access. There is a connecting wetroom which has a mains shower, WC, wash basin, heated towel rail, tiled walls, extractor fan and window.

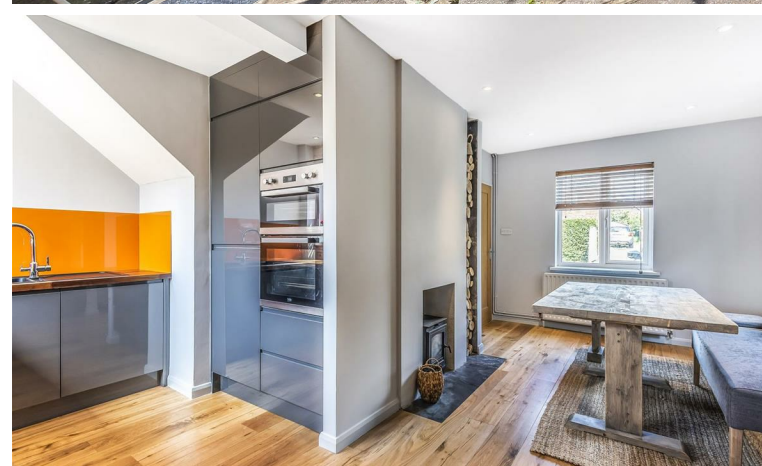
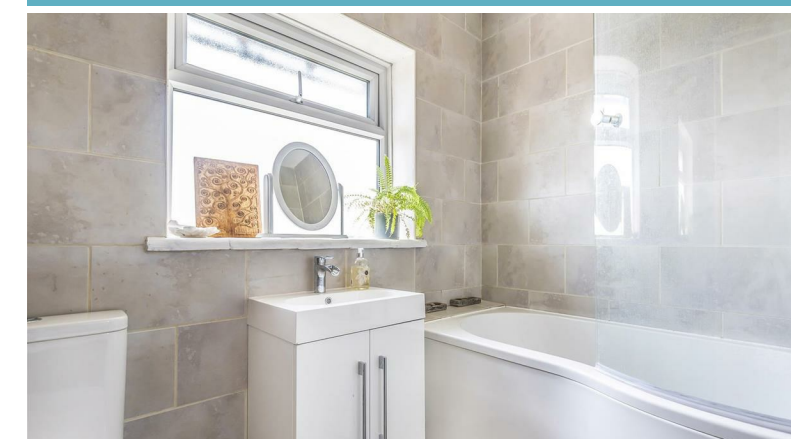
The sitting room has a feature polished stone fire surround with log burner which gives the room a nice cosy feel, there is a window to the front and bi-fold doors out to the patio and rear garden.

On the first floor the landing has loft access which houses the boiler and store cupboard over the stairs. There are 2 double bedrooms and good size single bedroom along with the family bathroom which has a contemporary style suite comprising bath with shower and glass screen, wash basin in vanity unit, WC, heated towel rail and tiled walls.

The rear garden has a favoured south/west aspect, secluded patio area, gated side access, lawn with well established trees, bushes and a timber shed.

What the owner says...

"I love the kitchen/dining room as it is a real pleasure to cook in and a lovely gathering place for the family".



To book a viewing on this property or for further information please call Seaford office on 01323 898666.



Bear in mind...

The property has a ground floor rear extension with wetroom and WC.