

Fitzgerald Avenue, Seaford, BN25 1AU

APPROX. GROSS INTERNAL FLOOR AREA 1439 SQ FT 133.6 SQ METRES (INCLUDES GARAGE)



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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localknowledge...

The property is located close to Seaford Head in the favoured south east corner of Seaford within easy walking distance of Seaford town centre, South Downs National Park, Seaford Head Golf Course and a regular bus service into Brighton and Eastbourne. Seaford is a popular coastal town with good bus and rail links to Brighton, Lewes and Eastbourne.

moreinfo...

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3 BED

Three Storey Town House

31, Fitzgerald Avenue, Seaford, BN25 1AU



Price £329,950

Freehold

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inbrief...

A deceptively spacious three storey town house in a convenient location close to schools, seafront, golf course and Seaford Head. The property offers versatile accommodation including lounge/dining room, fitted kitchen, Ground floor cloakroom three bedrooms, refitted shower room, lower ground floor study/occasional bedroom and tandem garage with remote control door. Benefits include upvc double glazing and gas fired central heating with modern boiler. HIGHLY RECOMMENDED.

Style:	Three Storey Town House
Bedrooms:	3 to 4 Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	133 Sq Metres inc Garage
Outside:	Secluded Front Garden
Parking:	Garage
Energy rating:	D
Council Tax Band:	C

moredetail...

Phillip Mann are delighted to offer a versatile three to four bedroom town house in the favoured south east corner of Seaford. The spacious and welcoming L shaped entrance hall has attractive wood block flooring, cloaks cupboard and window to rear. The lounge/dining room has plenty of light with large picture window overlooking the front garden. The useful ground floor cloakroom is fitted with a w/c, mini basin and frosted window.

The kitchen is fitted with a range of units comprising one and half bowl sink set into working surface with cupboards and drawers below, cooker space, space for fridge/freezer, matching wall mounted cupboards, part tiled walls and two windows to rear overlooking the communal green.

The first floor landing has access to the loft space. Bedroom one is a large double with a range of fitted wardrobes and picture window to front. Bedroom two is a good double and overlooks the communal green whilst bedroom three is a small double with window to side. The shower room has been refitted with a large shower cubicle with temperature controlled shower, basin with cupboard below, close coupled w/c, large heated towel rail, linen cupboard, fully tiled walls and frosted window.

From the hallway there are stairs leading to the lower ground floor with a spacious "snug" or hobbies area leading to the garage and study/occasional bedroom. The study has a window to rear. The tandem garage is a particular feature of the property and has power, lighting, plumbing for washing machine, cold water tap, modern wall mounted boiler and remote control electric roller door. The property has an open plan hard standing/parking area to rear.

The front garden has a good degree of seclusion and is approximately west facing. The garden is laid to lawn, has well stocked borders and is enclosed with fencing.

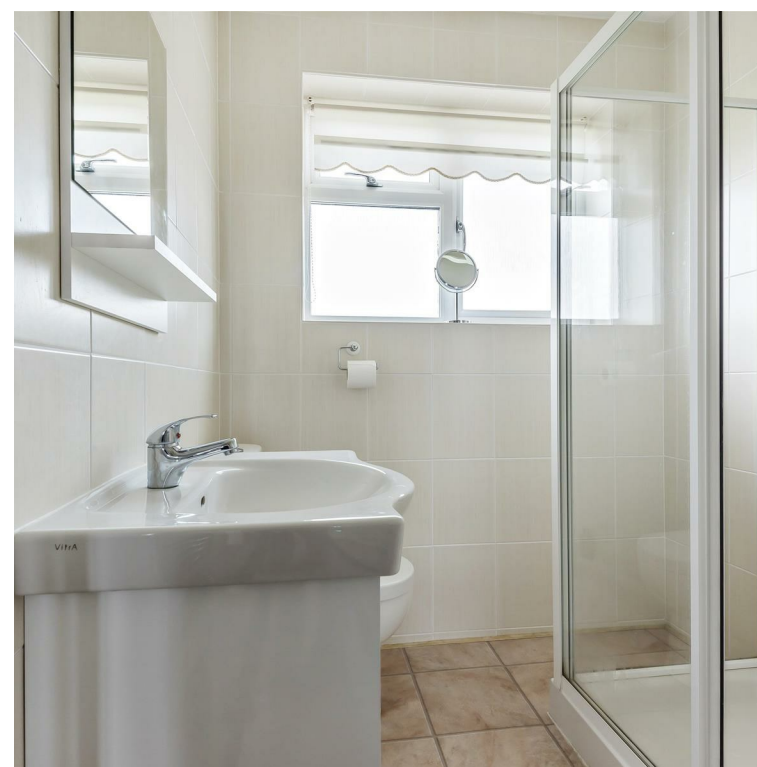
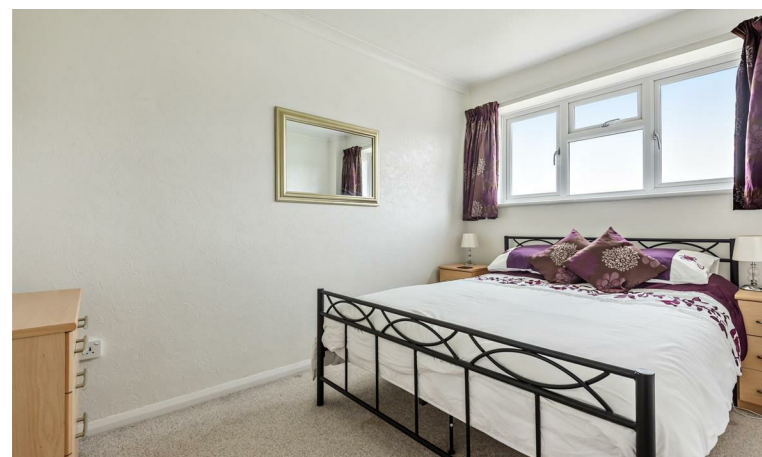
Offered for sale CHAIN FREE.



For more information on this property or to arrange a viewing please call Ian Holder., assistant manager, on 01323 8986666.

What the owner says...

"The front garden is secluded and gets plenty of sun. It's lovely having countryside and seaside walks virtually straight from house."



Bear in mind...

The property has a flexible layout and is considered to be well presented throughout. Offered for sale with no onward chain.