

3
BED

Georgian Style House
43, Blue Haze Avenue, Seaford, BN25 3QJ



localknowledge...

Blue Haze Avenue is situated on the north eastern side of Seaford, accessed from Alfriston Road, near to excellent bus links to Seaford town centre, Brighton, Eastbourne and Alfriston. Seaford is a popular coastal town with a wide range of amenities approx 10 miles from Brighton and Eastbourne.

moreinfo...

Phillip Mann Seaford Office

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inbrief...

An opportunity to purchase a well presented three bedroom house situated in a quiet yet convenient location near to local schools, shops, sport centre and bus services. The property has a light and airy double aspect lounge/dining room, refitted kitchen, spacious master bedroom, refitted bathroom, garage with power and sunny aspect garden. Benefits include gas fired central heating and upvc double glazing. Viewing Strongly Advised.

Style:	Terraced House
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	85 Sq Metres inc Garage
Outside:	Level Front & Rear Gardens
Parking:	Garage & Driveway
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillip Mann are delighted to offer well presented and maintained three bedroom house with approx south facing secluded garden in a popular location close to amenities.

The entrance hall leads to the spacious double aspect lounge/dining room. The lounge area has an attractive stone fireplace with wooden surround, recessed display shelving and full height window overlooking the front garden. The dining area has a large storage cupboard and patio doors onto and overlooking the rear garden.

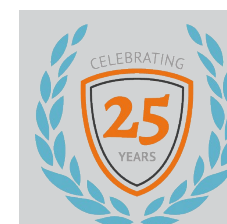
The kitchen has been refitted with a range of units comprising one and half bowl single drainer sink set into working surface with cupboards and drawers below, cooker space with concealed filter hood above, plumbing and space for washing machine, space for fridge/freezer, matching wall mounted units, pelmet lighting, concealed Glow Worm boiler, part tiled walls and large window to rear.

The first floor landing has access with fitted ladder to the loft. The loft space has a light and is part boarded. The spacious master bedroom has a built in double wardrobe and has plenty of light with full height window overlooking the front garden. Bedroom two is a good size double and has a built in wardrobe, airing cupboard and large window to rear. Bedroom three makes an ideal study and has a built in cupboard and window to front. The bathroom has been refitted with a bath with modern shower over and glazed screen, wash basin with cupboard below and w/c with concealed cistern, ladder style radiator, fully tiled walls, tiled flooring and frosted window.

The level secluded rear garden has a sunny aspect and a good degree of seclusion. The garden has a patio, fenced lawn area, mature tree and bushes, outside tap and access to the garage. The front garden is mainly laid to lawn and bordered with shrubbery. The garage - 18'2 x 8'7 - has an up and over door, power and lighting and door to garden. There is hard standing for one car in front of the garage.

What the owner says...

"The garden is a real sun trap. The house is really quiet as it is set back from the road"



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



Bear in mind...

The location is ideal for families as it is within easy walking distance of two good schools, park, leisure centre and countryside.