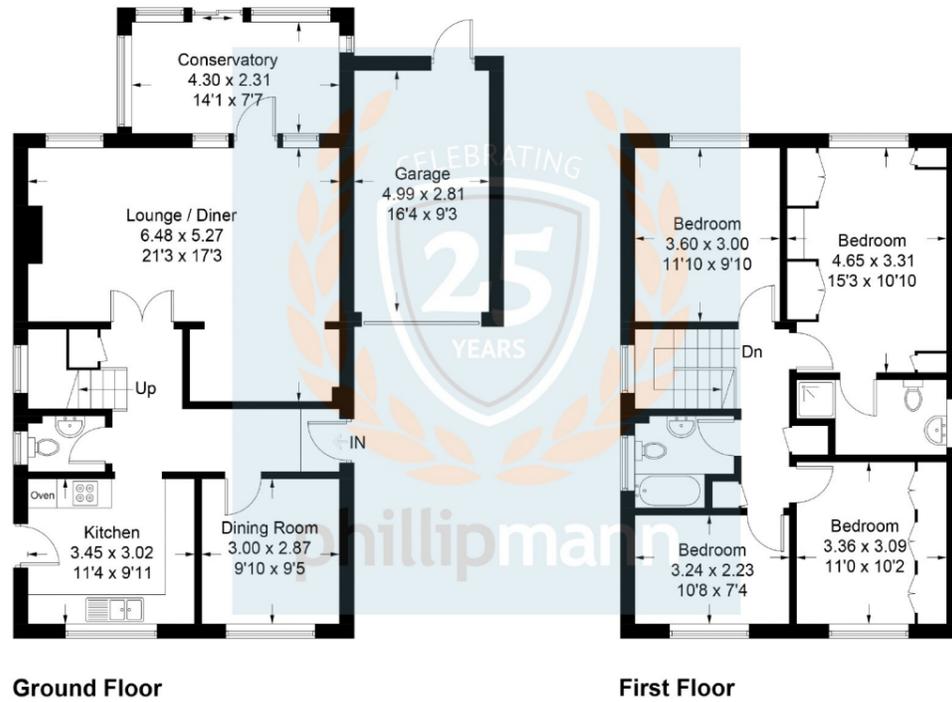


6 Grove Road, Seaford, BN25 1TP

Approximate Gross Internal Area = 138.6 sq m / 1492 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 152.7 sq m / 1644 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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**4
BED**

A Well Presented Detached Family Home

6 Grove Road, Seaford, BN25 1TP



localknowledge...

This property is located in a popular tree lined road in Seaford, close to Seaford town and all the amenities, level seafront and offers a variety of shops, restaurants and pubs. Brighton and Eastbourne are just a short distance away and London is also within easy reach making Seaford an ideal location for commuters to the City.



moreinfo...

Seaford office

1 Dane Road, Seaford, East Sussex, BN25 1LG
 01323 898666

To see more details on this & all our homes go to www.phillipmann.com



we do more...
 keeping customers happy

No.1 sellers
 in Peacehaven to Seaford areas

99% would recommend us

In a recent survey of our clients, 103 out of 104 respondents said they'd recommend us.

Price £450,000
 Freehold

phillipmann
 we do more

inbrief...

A spacious detached family home located in a popular tree lined road, within easy walking to Seaford town, train station and buses to Brighton and Eastbourne. Offering 4 good size bedrooms, a family bathroom and en-suite to the master bedroom, lounge dining room, separate dining room, conservatory, fitted kitchen and cloakroom w/c.

- Style:** Detached Family Home
- Bedrooms:** 4 Bedrooms
- Reception rooms:** 3
- Area:** 1644sq/ft/152.7 sq M
- Outside:** Sunny Aspect Rear Garden
- Parking:** Garage and Parking
- Energy rating:** D
- Council Tax Band:** E

more detail...

Phillipmann Estate Agents are delighted to present this detached 4 bedroom family home situated in a popular residential area in Seaford. Offering good size living accommodation and well proportioned bedrooms, off road parking, a garage, gas central heating and double glazing.

The entrance with enclosed porch to the hallway with a useful under-stairs cupboard and radiator gives access to the ground floor accommodation.

The cloakroom w/c has been fitted with a low level w/c, wash hand basin set into a vanity unit, part tiled walls and window to the side.

The large living room features a decorative fireplace with inset electric fire, two radiators, a window overlooking the garden and doors into the conservatory which has glazing to three sides, tiled flooring and doors onto the garden, while the dining room overlooks the front.

The family kitchen is fitted with a range of wall and base units comprising stainless steel sink and drainer with mixer taps set into working surface, cupboards below, plumbing and space for a washing machine. There is a built in double oven with four ring gas hob with filtered hood above, space for an upright fridge freezer, wall mounted Worcester boiler, tiled splash backs, tiled flooring, a door to the side and window to the front.

There are stairs to the first floor landing with access to the loft with a fitted ladder, an airing cupboard and cloaks cupboard.

the four bedrooms are all said to be a good size and well proportioned, the master bedroom features a fitted en-suite shower room with enclosed shower cubicle, close coupled w/c, pedestal wash hand basin, radiator, part tiles walls and a window to the side.

The family bathroom is fitted with a panel bath with mixer taps and shower attachment, close coupled w/c, pedestal wash hand basin, radiator, tiled walls and a window to the side.

Outside there are well maintained gardens to the rear, a paved patio area and side access while the front garden is open plan providing off road parking and access to the garage with power, lighting and rear access.

What the owner says...

"I love the internal space most of all the large living room, dining room and conservatory all giving a true feeling of space"



If you would like to discuss this property in more detail, or would like to arrange a viewing then you are welcome to contact Michael Stringer on 01323 898666.



Bear in mind...

This centrally located property benefits from u'pvc double glazing, modern gas fired central heating off road parking and a garage.