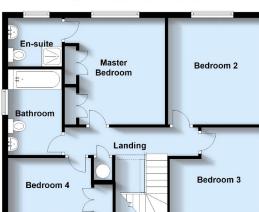
theplan...

Ground Floor



First Floor



Please note these plans are for identification purposes only and may not be to scale Plan produced using PlanUp.

localknowledge...

Clementine Avenue is a popular residential area of Seaford within easy walking distance of the new CO-OP, local buses to Seaford town with its wide range of shops, pubs and restaurants, buses an rains to Brighton and access to London via Lewes.

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

recommend us

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

BED

Good Size Family Home

84 Clementine Avenue, Seaford, BN25 2XG







Price £435,000 Freehold



inbrief...

A modern family home built in the late 1990's situated in a popular residential are of Seaford close to the South Downs National Park and picturesque walks to Bishopstone Village. The accommodation comprises, living room, dining room, kitchen breakfast room, utility room, 4 bedrooms, master bedroom with an en-suite and additional family bathroom, South West facing garden, off road parking and double garage.

Style: Detached Family Home

Bedrooms: 4
Reception rooms: 3

Area: 128 SqM

Outside: South West Facing Rear Garden

Parking: Parking and Double Garage

Energy rating: C
Council Tax Band: F





Bear in mind...

A spacious detached family home which must be seen to appreciate.



moredetail...

Phillipmann Estate Agents are pleased to present this modern four bedroom, three reception room detached house built by South Bank Homes during the late 1990's.

The entrance to the property features a part glazed entrance door with glazed side panel leading to the spacious hallway with a cloaks cupboard and useful under-stairs cupboard. There is a cloakroom fitted with a close coupled w/c, wall mounted wash hand basin, radiator, part tiled walls and a window to the side.

The living room is well appointed with a decorative fireplace, two radiators and patio doors leading to the South West facing rear garden, while the dining room features a large bay window to the front and a radiator. The kitchen breakfast room is fitted with a range of wall and base units comprising stainless steel sink and drainer unit with mixer taps and cupboards and drawers below. There is plumbing and space for a dishwasher, built in electric oven with gas hob and filtered hood over, plumbing and space for an upright fridge freezer part tiled walls and a window overlooking the rear garden.

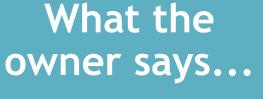
There is a useful utility room with wall and base units, a stainless steel sink and drainer unit, plumbing and space for a washing machine and tumble dryer, wall mounted Worcester boiler, part tiled wall, a window to the rear and door to the side.

The downstairs office/study has a radiator and window to the rear. The first floor landing offers a spacious landing, radiator and access to the loft. There are 4 bedrooms upstairs, the master bedroom benefits from a good range of built in wardrobes with hanging rails and shelving, a radiator and a window to the rear. This bedroom benefits from a fitted ensuite shower room with enclosed shower cubicle with power shower, close coupled w/c, pedestal wash hand basin, radiator, part tiled walls an extractor fan and window to the rear. Bedroom 2 is a good size double overlooking the rear while bedrooms 3 and 4 overlook the front. The family bathroom is fitted with a white suite comprising panel bath with mixer taps and shower attachment, close coupled w/c, pedestal wash hand basin, part tiled walls extractor and and window to the rear.



For further information or to view this property please contact us on 01323 898666





"we love the space this property and the location is just ideal"



