

theplan...



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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

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BED

# Good Size Family Home

84 Clementine Avenue, Seaford, BN25 2XG



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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 £435,000  
Freehold

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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

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 en-suite 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.

What the owner says...

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



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



Bear in mind...

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