

theplan...



4
BED

4 Bed, 2 Reception Room Detached House
15 Millberg Road, Seaford, BN25 3ST



localknowledge...

The property is on the eastern side of Seaford close to countryside and within easy walking distance of shops, schools and bus services into Brighton and Eastbourne. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.



moreinfo...

Seaford office

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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.

£387,500
Freehold

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inbrief...

An opportunity to purchase an individual four bedroom detached house situated close to amenities including primary school and small park. The property has numerous features including a double aspect lounge, separated dining room, study, spacious kitchen, utility room and downstairs shower room. The first floor has four bedrooms and family bathroom. Benefits include gas central heating, upvc double glazing, security shutters, integral garage and ample parking. CHAIN FREE.

Style:	Detached House
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge & Dining Room
Area:	126 Sq Metres
Outside:	Rear Garden With Pool
Parking:	Garage and Driveway
Energy rating:	D
Council Tax Band:	D

moredetail...

Phillip Mann are delighted to offer an individual four bedroom detached house on the eastern side of Seaford, close to amenities and countryside. The property has been improved and well maintained by the current owners and is well presented throughout.

The entrance hall has a cloaks cupboard, under stairs cupboard and downstairs shower room fitted with a fully tiled shower cubicle, wash basin, w/c, fully tiled walls and frosted window. The lounge has a marble fireplace and hearth and is double aspect with window to side and french doors with full height side panels onto the rear garden. The spacious dining room overlooks the front garden and is another great living space. The large kitchen is fitted with a full range of units comprising one and half bowl sink set into working surface with cupboards and drawers below, plumbing and space for dishwasher, inset gas hob, high level electric double oven, breakfast bar and matching wall units with pelmet lighting. The kitchen has part tiled walls, tiled flooring, door to side and window to rear.

The useful utility room has a work surface and plumbing and space for washing machine and dishwasher. The integral garage has been sub divided to create a study/office with work desk, power and window to side whilst the reduced garage has an electric roller door and provides storage suitable for bikes, tools etc.

The landing has a window to side, access to loft space and airing cupboard with slatted shelving and radiator. The bedrooms are all a good size, two overlooking the front and two overlooking the rear garden. The family bathroom is fitted with a white suite comprising bath with mixer tap, wash basin, w/c and part tiled walls. The bathroom has plenty of light with a large frosted window to side.

The driveway provides off road parking for several vehicles and access to the garage. The level rear garden has a patio area, lawn, fenced pool area with decking and partially in-ground pool, timber shed, outside tap and side access. NO ONWARD CHAIN>

What the owner says...

"The study is really handy and the remaining part of the garage still provides useful storage for bikes etc"



For further details on this property please contact our Assistant Manager, Ian Holder, on 01323 898666



Bear in mind...

The property is a great family house with two reception rooms, two bathrooms and a small swimming pool ideal for children or grandchildren.