

2
BED

2 Bed House in Town Centre

47 Blatchington Road, Seaford, BN25 2AF



£250,000
Freehold

phillipmann
we do more

www.phillipmann.com



inbrief...

A character 2 bedroom cottage conveniently in Seaford town centre close to shops, seafront, station and buses. Features include a double aspect lounge/dining room with cast iron fireplace, decorative fireplaces in the bedrooms, stripped floorboards, high ceilings, gas fired central heating with modern boiler and upvc double glazing including french doors onto garden. **VENDOR SUITED.**

The part covered entrance porch leads to the hallway with large under stairs storage area. The lounge/dining room is a delightful room and is double aspect with window to front and french doors onto the rear garden. The lounge area has cupboards with display shelving and cast iron fireplace housing coal effect gas fire. The dining area has a recessed fireplace and book shelves.

The kitchen has been refitted with a range of units comprising circular stainless steel sink bowl set into working surface with cupboards and drawers below, plumbing and space for washing machine and slimline dishwasher, inset four ring electric hob with built in electric oven below and filter hood above, further working surface, matching wall mounted units, radiator, inset ceiling lighting, windows and door onto the rear garden.

The split level landing has access to the part boarded loft space. The bathroom is fitted with a white suite comprising bath with mixer tap and shower attachment, pedestal wash basin, low level w/c, radiator, part tiled walls, wall mounted Alpha combination boiler (approx 2 years old), frosted upvc double glazed window to rear. Bedroom one has a period fireplace with mantel and large window to front. Bedroom two also has a decorative fireplace and overlooks the rear garden.

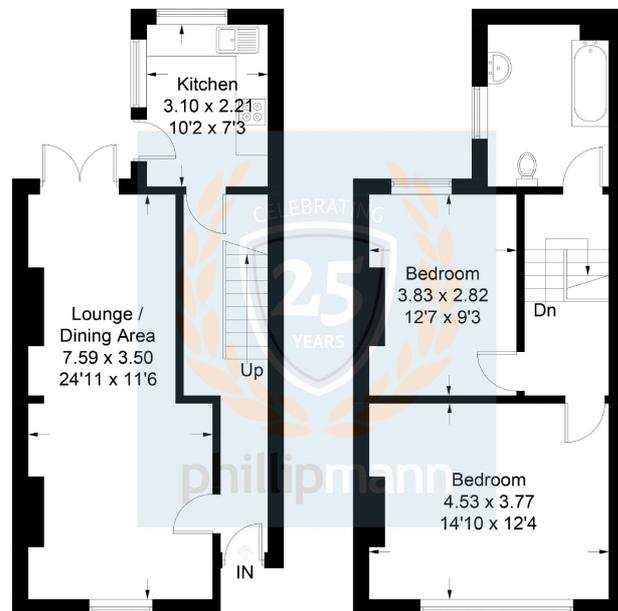
The secure courtyard rear garden has a tiered decking area (Approx 2 years old), tool store and outside tap. **VIEWING STRONGLY ADVISED.**



theplan...

47 Blatchington Road, Seaford, BN25 2AF

Approximate Gross Internal Area = 85 sq m / 915 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. © focuspropertysolutions.co.uk 2018 Produced for Phillip Mann

Energy Rating E
Council Tax Band C

moreinfo...

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

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