

13 Westdown Road, Seaford, BN25 2LA

Approximate Gross Internal Area = 313.6 sq m / 3375 sq ft  
(Including Garage)

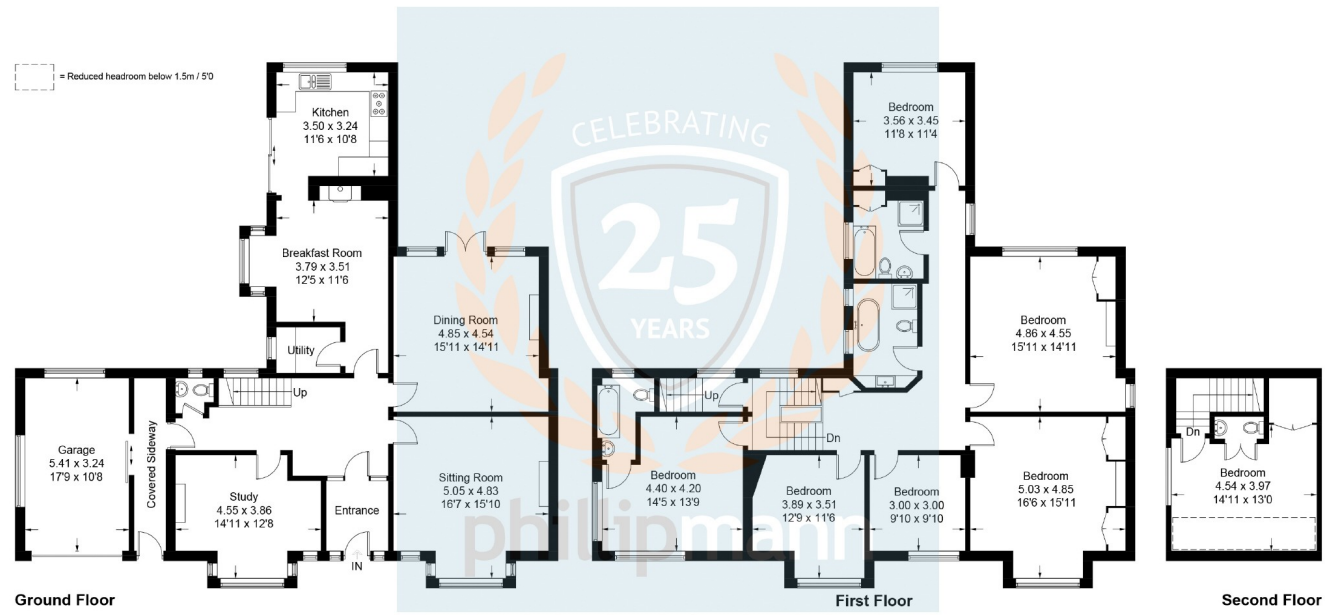


Illustration for identification purposes only, measurements are approximate, not to scale.  
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BED

Conveniently Located For Town and Station  
'Chiseldon', 13 Westdown Road, Seaford, BN25 2LA



localknowledge...

The property is situated in the heart of Seaford, within a few hundred yards of the railway station and town centre, whilst a direct bus service to neighbouring towns with more local shops are within 100 yards. Seaford is a popular coastal town with a wide range of amenities and good public transport links to Brighton, Lewes and Eastbourne.



moreinfo...

Seaford office

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## inbrief...

A substantial seven double bedroom detached family house, conveniently located close to local shops and bus services and an easy walk to Seaford town. The brief accommodation comprises reception hall, sitting room, dining room, study, kitchen, breakfast room, cloakroom/Wc and laundry room. Family bathroom, guest bathroom and en-suite bathroom. Good size attractive west facing gardens, integral garage and off street parking.

**Style:** Substantial Detached House  
**Bedrooms:** 7 Double Bedrooms  
**Reception rooms:** 4 Reception Rooms  
**Area:** 313.6 SQ M/3375 SQ FT  
**Outside:** Large Established Gardens  
**Parking:** Garage and Driveway  
**Energy rating:** E  
**Council Tax Band:** G

## more detail...

THIS SUBSTANTIAL AND IMPOSING DOUBLE FRONTED DETACHED HOUSE HAS GOOD SIZE ATTRACTIVE WEST ASPECT GARDENS AND IS CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS AND BUS SERVICES ON CLAREMONT PARADE AND WITHIN AN EASY WALK OF THE TOWN AND TRAIN STATION.

The front of the property is laid to block paving with driveway to integral garage. There is a low brick and wrought iron retaining wall to the front garden which has raised brick flower beds and pebble areas for ease of maintenance.

An attractive canopied front entrance and vestibule take you into a spacious and welcoming reception hall with cloakroom/WC and stairs rising to the first floor.

The ground floor accommodation comprises a sitting room, adjacent dining room with double doors out to the rear patio and garden and study, all having attractive fireplaces and period features.

There is an additional breakfast room with cast iron log burner, a useful laundry room to hide away all your white goods and a well appointed kitchen to the rear of the property with pleasant dual aspect views over the rear garden and has a good range of cupboards, work surface and integrated oven/hob.

The large L-shaped landing gives access to the bedrooms which comprise of a master bedroom with dual aspect windows and en-suite bathroom/WC. There are five further double bedrooms, family bathroom/WC and guest bathroom/WC on this level, ideal for a growing family!

An enclosed staircase gives access to bedroom seven/attic room which has an en-suite WC and wash basin.

A particular feature of the property are the well established gardens which have a favoured west aspect and attractive flower borders. There is a large patio area and summer house and a covered pagoda area which is ideal for Al'Fresco dining and BBQ's.

## What the owner says...

"The property has been the perfect 'family house' for us to raise our children and the location is great for all amenities".



For further details on this property please contact our Branch Manager, Nick Hayward, on 01323 898666.



## Bear in mind...

The property would be ideal for a growing family or two generations coming together as it offers such versatile accommodation.