

4 Salisbury Road, Seaford, BN25 2DE

Approximate Gross Internal Area = 198 sq m / 2131 sq ft
(Excluding Eaves)
Side Loggia = 10.6 sq m / 114 sq ft
Garden Studio = 16.4 sq m / 176 sq ft
Total = 225.0 sq m / 2421 sq ft

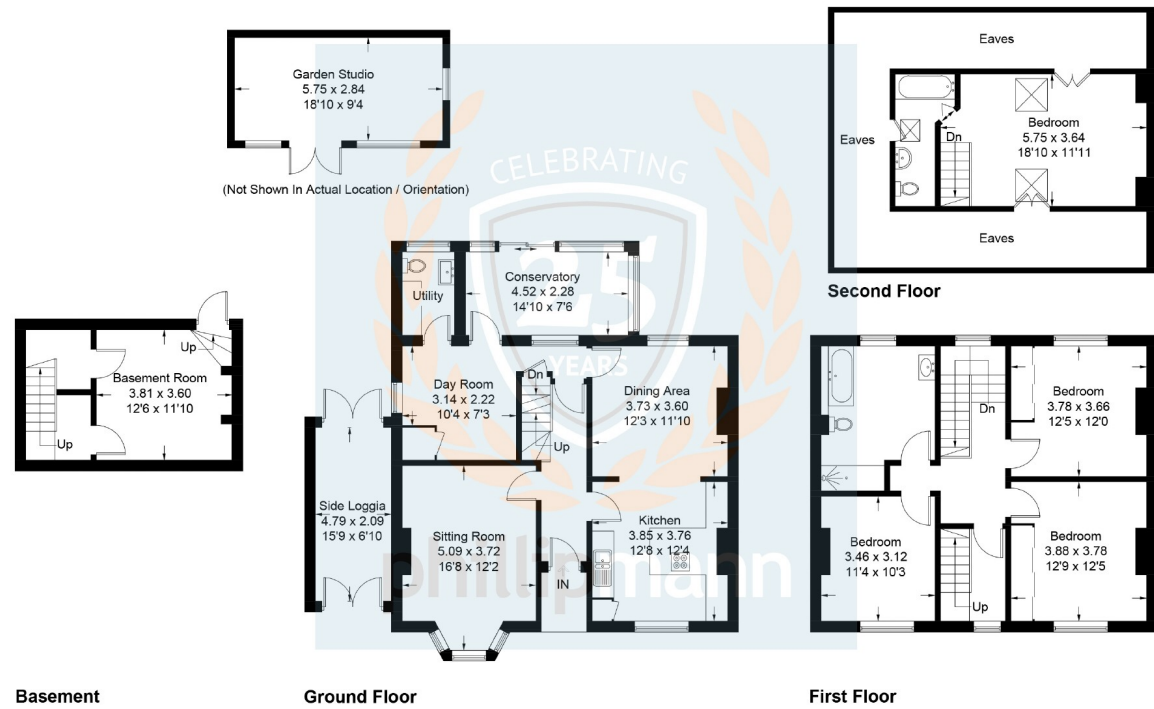


Illustration for identification purposes only, measurements are approximate, not to scale.
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**4
BED**

Walking Distance To Town
4 Salisbury Road, Seaford, BN25 2DE



localknowledge...

The vibrant town centre of Seaford is within a 5 minutes walk from the property and offers a wide range of shops, pubs, tea rooms and restaurants along with train station having links to Gatwick/London Victoria and a regular bus service into Brighton/Eastbourne. The uncommercialised seafront has free parking and gives access to the Vanguard Way walk and iconic Seven Sisters.



moreinfo...

Seaford office

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

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inbrief...

This imposing semi detached Victorian house has spacious accommodation arranged over four floors, and has been much improved by the current owners whilst still retaining a wealth of the original charm and character. The brief summary of rooms comprises entrance hall, sitting room, open plan kitchen/dining room, day room, utility/cloakroom/WC, sun room, 4 double bedrooms, master bathroom/shower room, en-suite bathroom/WC and studio/garden room.

- Style:** Semi Detached Victorian House
- Bedrooms:** 4 Double Bedrooms
- Reception rooms:** 3 Reception Rooms
- Area:** 225 SQ M/2421 SQ FT
- Outside:** Large Southerly Aspect Garden
- Parking:** Off Street Parking For 3 Cars
- Energy rating:** E
- Council Tax Band:** E

more detail...

AN IMPOSING SEMI DETACHED VICTORIAN HOUSE WITHIN EASY WALKING DISTANCE OF THE TOWN AND STATION. At the front of the property there is wall enclosed block paved parking for 3 cars and secure gated side access. The covered entrance porch and door with attractive stain glass insert takes you into the entrance hall. Polished wood flooring extends to all the ground floor rooms and turn staircase with decorative spindles and hand rail rises to the first floor. The sitting room has a feature marble and cast iron fireplace with open grate, which makes a nice focal point and a large bay window overlooks the front aspect. There is an open plan kitchen/diner with a delightful southerly aspect over the rear garden and towards Seaford Head. The kitchen has a good range of high gloss wall and base cupboards, complemented by granite working surface and peninsular breakfast bar. There are a range of integrated appliances to include induction hob, electric oven, fridge/freezer and dish washer. The large dining area has useful built in cupboards and shelving to the alcoves. A connecting door leads to an inner hall, sun room with pleasant views over the rear garden from the raised terrace and day room which has an adjoining utility room/WC. From the inner hall there is access to the basement room which can provide a multitude of uses and has power/light, walk in store cupboard and access to the rear garden.

There are three good size double bedrooms on the first floor, all with decorative cast iron fire surrounds and two with fitted wardrobes, whilst the rear bedroom has lovely southerly views towards Seaford Head. The bathroom has been tastefully fitted with a contemporary style suite comprising bath, wash basin in vanity unit, walk in double shower with glass screen and 'monsoon' shower head, WC, dual heated towel rail, concealed lighting and southerly aspect window. An enclosed staircase leads to the second floor bedroom with en-suite bathroom. The main room has velux windows with views and ample eves storage cupboards. A large well established southerly aspect garden has a secluded sunken walled garden, vegetable patch and garden studio which has power/light and water.



If you would like to discuss this property in more detail, or would like to arrange a viewing then you are welcome to contact Nick Hayward on 01323 898666.

What the owner says...

"It's so convenient being just a short stroll to the town centre, the train station and the wonderful seafront and bay".



Bear in mind...

The property has the added benefit of a garden studio and large fully functional basement area with direct access to the main house and rear garden.