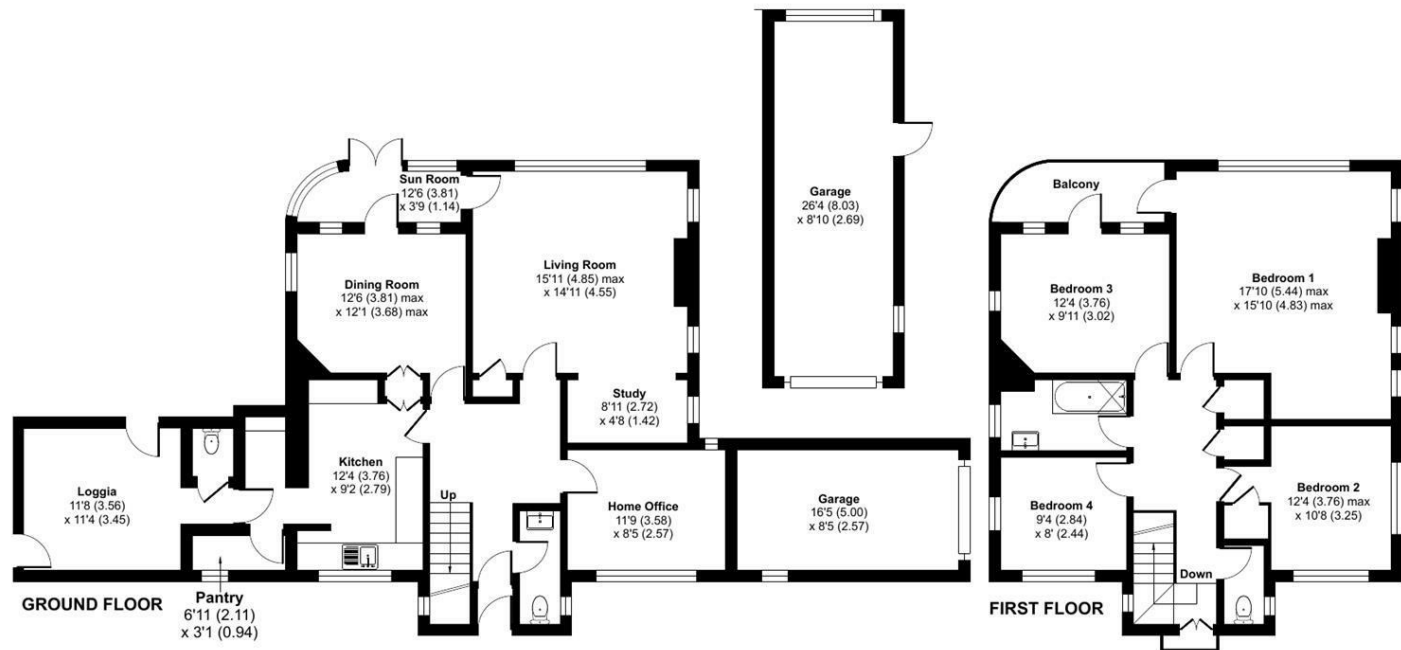




### Green Walk, Seaford, BN25

Approximate Area = 2340 sq ft / 217.3 sq m (includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Phillip Mann Estate Agents. REF: 938072

4  
BED

South Facing Double Plot  
Kenmare 12, Green Walk, Seaford, BN25 4LY



### localknowledge...

The property is situated close to Seaford Head Golf Course and the South Downs National Park. 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...

Phillip Mann Seaford Office

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## inbrief...

This 4 bedroom detached property stands on an imposing double plot, located in the popular south/east corner of Seaford. The accommodation in brief comprises lounge, dining room, study, kitchen, separate WC, bathroom, 2 garages, south facing gardens.

<b>Style:</b>	Individual Detached House
<b>Bedrooms:</b>	4 Bedrooms
<b>Reception rooms:</b>	Lounge, Dining, Study
<b>Area:</b>	2192 SQ FT/204 SQ M
<b>Outside:</b>	Double South Facing Plot
<b>Parking:</b>	2 Garages and Parking
<b>Energy rating:</b>	E
<b>Council Tax Band:</b>	F

## moredetail...

This detached property, designed by renowned local architect 'Alwyn Underdown' in 1935 was one of the first properties to be built in Green Walk, and as a result occupies a double plot 230 ft x 105 ft with commanding views towards the iconic Seaford Head cliffs.

As you approach the property there is ample off street parking, giving access to garages either side of the property. The canopied front entrance leads to a small vestibule and the spacious entrance hall has stairs to the first floor and cloak room/WC.

The dual aspect lounge has a pleasant outlook over the garden, an inset log burner, which makes a nice focal point and has 'Austrian' oak flooring which extends to the principal rooms. There is a connecting door to the garden room. The adjoining dining room has an open fire, serving hatch and door to the garden room.

Off the entrance hall there is a useful study/home office and the kitchen which has a basic range of wall and base units, appliance space and floor standing central heating boiler. From the kitchen there is a walk in pantry and store cupboard and side door to a large covered loggia which has a 'gardeners toilet' and access to the garden.

On the first floor landing there is a separate WC, linen cupboard and loft access with ladder to large part boarded loft space.

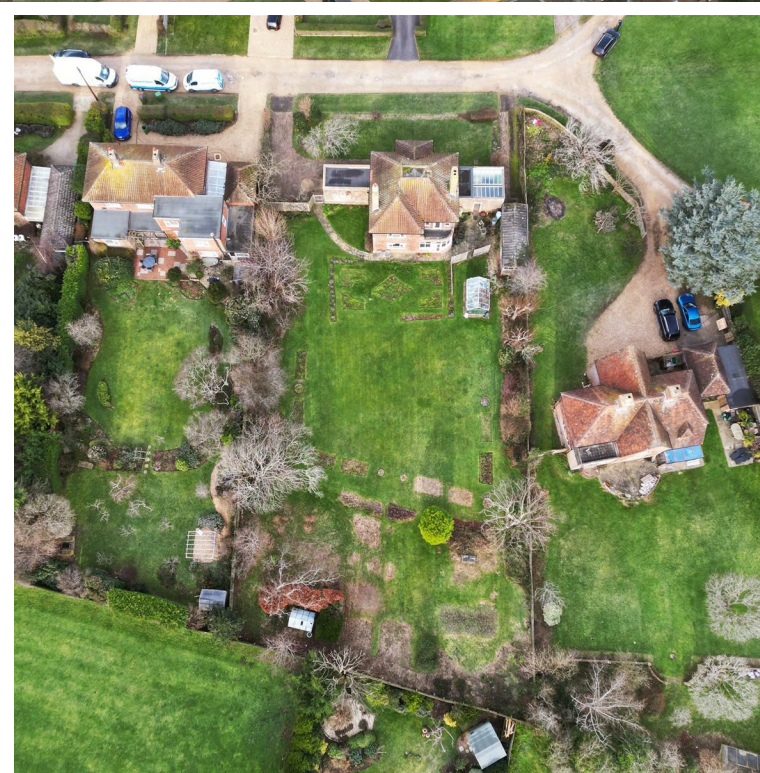
The master bedroom has dual aspect views towards Seaford Head and adjoining balcony. Bedroom two also has access to the balcony and stunning views. There are two further bedrooms on this floor and the family bathroom.

A particular feature of the property is the substantial south facing garden with direct views towards Seaford Head. The level plot has well established shrubs and trees, patio area extending to the side of the property where there is a green house and garage/work shop.

Additional benefits include part gas central heating, double glazed windows and the property is offered with vacant possession. Viewings can be arranged by contacting sole agents Phillip Mann Seaford office.

## What the owner says...

"The property has a great deal of sentimental value to me having been owned by my family since it was first built in 1935".



To book an appointment to view this property or for further information please call the Seaford office on 01323 898666.



## Bear in mind...

Subject to the usual planning consent it may be possible to develop to the rear of the plot.