



GROUND FLOOR  
APPROX. FLOOR  
AREA 101.8 SQ.M.  
(1096 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 73.1 SQ.M.  
(787 SQ.FT.)

33 MILLDOWN ROAD SEAFORD  
TOTAL APPROX. FLOOR AREA 175.0 SQ.M. (1883 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A Character Detached Family Home  
33, Milldown Road, Seaford, BN25 3PB



## localknowledge...

Milldown Road is ideally situated approx half a mile from Seaford town centre and station and is within easy walking distance of local shops, sports centre, schools and regular bus services to Brighton and Eastbourne. Seaford is a popular coastal town with a wide range of amenities.

## moreinfo...

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# inbrief...

A delightful, character family home situated in a popular area of Seaford. Offering good size, flexible accommodation throughout to include a good size living room, family room, conservatory, fitted kitchen breakfast room with a utility cupboard, downstairs cloakroom w/c. Upstairs there are 4 double bedrooms and a family bathroom. Outside there is a good size family garden with a paved patio area, lawn and stocked borders. The front garden is low maintenance and has access to the garage.

**Style:** Character Detached Family Home  
**Bedrooms:** 4 Double Bedrooms  
**Reception rooms:** 3 Reception Rooms  
**Area:** 1883 sq/ft 175 sq/M  
**Outside:** Family Garden  
**Parking:** Garage  
**Energy rating:** D  
**Council Tax Band:** E

# moredetail...

Phillip Mann estate agents are delighted to offer for sale this well presented detached character family home. Situated in a popular residential area of Seaford close to buses, the train station, leisure centre and schools.

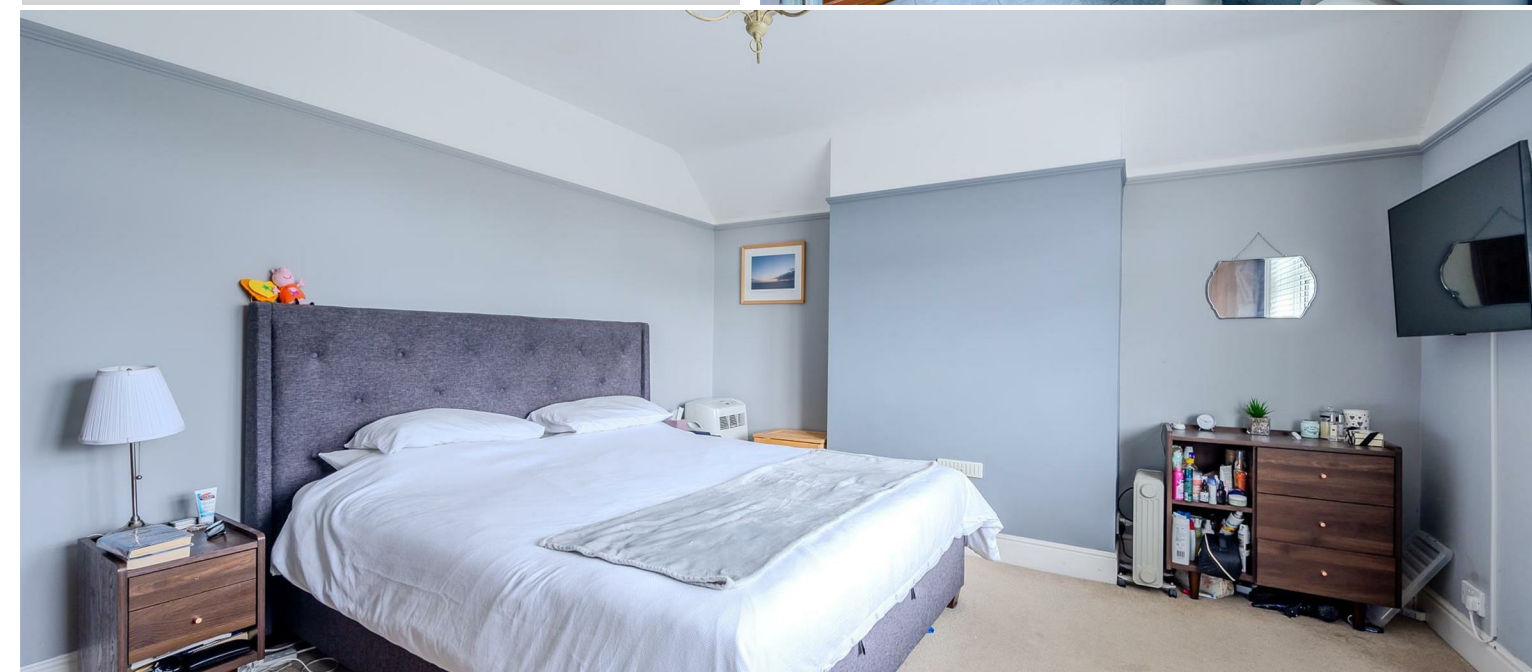
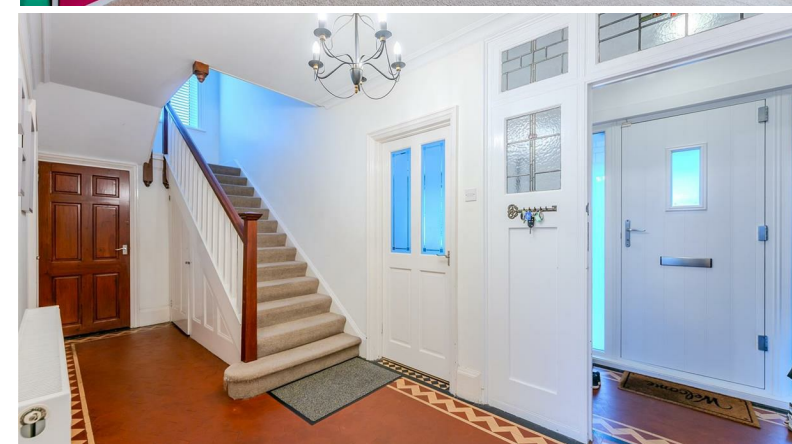
The property features a part covered vestibule with entrance porch leading to the spacious hallway with original flooring, a radiator, under stairs cupboard and a radiator. The cloakroom has been fitted with a low level w/c, wall mounted wash hand basin, tiled walls and an extractor fan.

The living room features an open fire with oak surround, T.V point, a radiator and windows to the front. The dining/family room has a radiator, T.V point built in cupboards and wall lights. There is a large opening to the conservatory which has been part brick built with windows to two sides and a door to the rear garden.


The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer unit with cupboards below, there is a built in dishwasher, built in electric oven with 4 ring gas hob with hood above, space for an American style fridge freezer, larder style cupboards, a utility cupboard with plumbing and space for a washing machine and tumble dryer, tiled splashbacks, tiled flooring a window to the side and door to the rear garden. There are stairs to the first floor landing with access to the loft, an airing cupboard and window to the side.

There are four bedrooms. The principle bedroom benefits from a range of built in wardrobes, a T.V point and window to the front. Bedroom two has built in cupboards, a radiator and overlooks the rear, bedroom three has built in wardrobes and overlooks the rear while bedroom four has built in cupboards and overlooks the front.

The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and shower attachment, an enclosed shower cubicle, close coupled w/c, wash hand basin, heated towel rail, tiled walls and flooring and a window to the side.



**Bear in mind...**  
This property is located in a favorable position in Seaford, close to buses to Brighton and Eastbourne, mainline train station, schools, the leisure centre, and picturesque walks over the South Downs.

 For further information on this property or to arrange a viewing please call our Seaford office on 01323898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com)