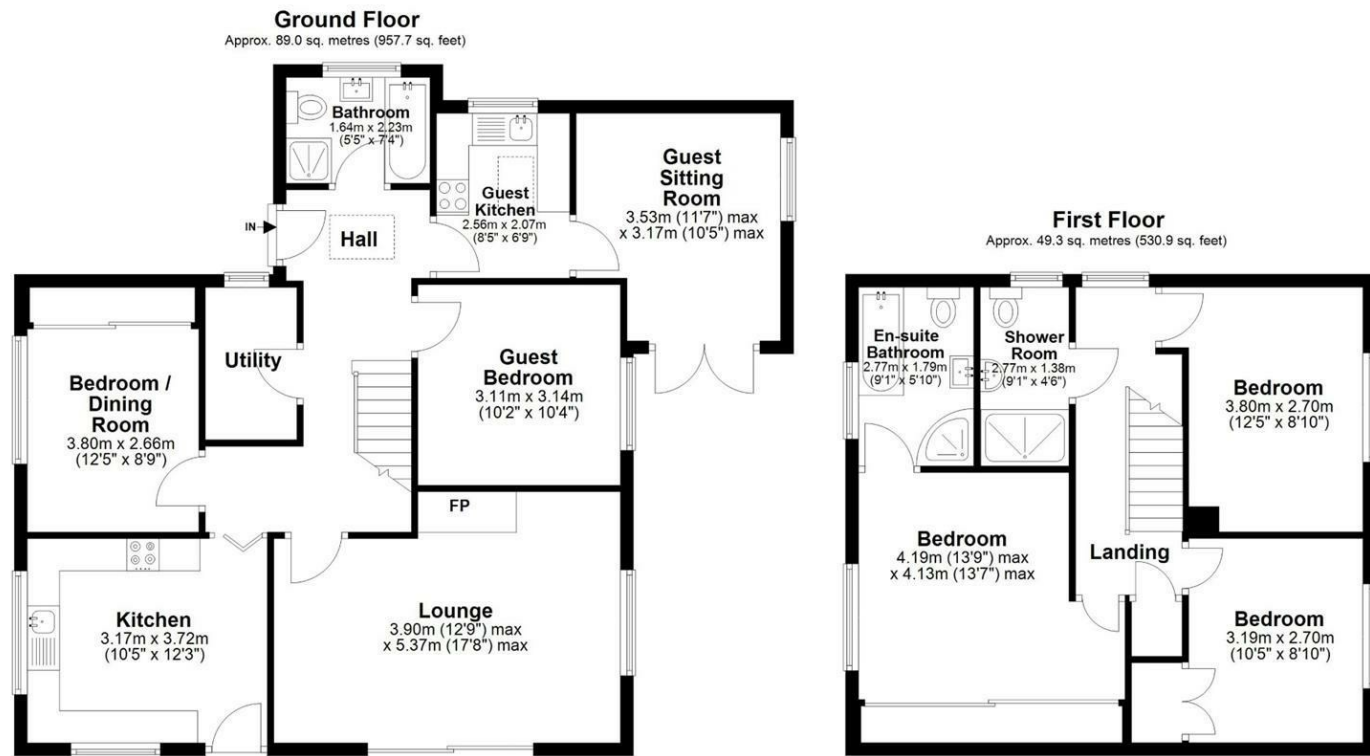


5  
BED

Popular South/East Corner  
The Orchard Corner, Rother Road, Seaford, BN25 4HT



Total area: approx. 138.3 sq. metres (1488.6 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.



## localknowledge...

Rother Road is located off the bottom end of Southdown Road in the popular south/east corner and within easy access to picturesque country walks on Seaford Head and within a half mile of the town centre which offers a good range of shops, train station, uncommercialized beach and Esplanade and regular bus service to Brighton/Eastbourne.

## moreinfo...

Phillip Mann Seaford Office

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# No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £700,000

Freehold

# phillipmann

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# inbrief...

This deceptively spacious property offers versatile accommodation and is located in the sought after south/east corner of Seaford. The accommodation comprises sitting room, kitchen/breakfast room, dining room/bedroom, guest bedroom, kitchen, sitting room and bathroom/WC on the ground floor. On the first floor there are 3 further bedrooms, shower room/WC and en-suite bathroom. South/west aspect gardens, summer house and ample off street parking.

**Style:** Detached House  
**Bedrooms:** 4/5 Bedrooms  
**Reception rooms:** Sitting room and Dining Room  
**Area:** 138.3 SQ M/1488.6 SQ FT  
**Outside:** South/West Gardens  
**Parking:** Ample Off Street Parking  
**Energy rating:** C  
**Council Tax Band:** E

# moredetail...

This deceptively spacious detached property sits on an elevated plot with attractive south/west aspect wrap around gardens. Located in the sought after south/east corner of Seaford and offering exceptionally presented, versatile accommodation which can also provide separate accommodation suitable for a holiday let or teenager.

The property has many benefits to include double glazed windows, doors and Upvc fascia's and soffits for a maintenance free exterior, gas central heating, modern bathrooms and kitchen with integrated appliances.

As you approach the property there is ample of street parking and low maintenance front garden. The inviting entrance porch leads into the hallway which has a utility/boot room with appliance space.

The delightful dual aspect sitting room has a sunny south/west outlook over the gardens and patio doors. There is a feature fire place with gas flame fire which makes a nice focal point.

The modern kitchen/breakfast room has a good range of wall/base cupboards and ample working surface with inset sink, space for cooker, integrated dish washer and fridge/freezer. There are dual aspect windows and door to side garden. Adjacent to the kitchen is a separate dining room/occasional bedroom.

There is a further guest bedroom, additional kitchen, bathroom/WC and sitting room which would be ideal for an elderly relative.

On the first floor landing there is a drop down ladder to a part boarded loft space, airing cupboard and shower room/WC.

The master bedroom has a range of fitted wardrobes and en-suite bathroom/WC with separate shower cubicle. There are two further double bedrooms on this floor, both having distant views towards Seaford Head.

A particular feature of the property are the south/west aspect wrap around gardens. There is a west facing patio with sun awning, side lawn with low maintenance borders, pergola, summer house and further south facing patio and timber shed to the rear.



To book a viewing on this property or for further information please call the Seaford office on 01323 898666.



# Bear in mind...

The property has versatile accommodation offering the possibility of separate living space suitable for an elderly relative.