



TOTAL AREA: APPROX. 127.0 SQ. METRES (1366.5 SQ. FEET)

Measured to the standards as described by the RICS code of measuring practice  
For identification purposes only, do not scale. Compass orientation approximate  
Floorplan Created by Trust Property Services, www.trustproperty.com

**3**  
BED

**Edwardian Detached House**  
2, Hindover Road, Seaford, BN25 3NT



## localknowledge...

The property is situated in the heart of Seaford, close to all amenities. Seaford is a historic and popular coastal town with a wide range of shops, schools, golf courses and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



**we do more...**  
keeping  
customers  
happy

**No.1 sellers**

in Seaford, Newhaven  
and Peacehaven

Price £600,000

Freehold

**phillipmann**  
we do more



# inbrief...

An opportunity to purchase an attractive three bedroom, two reception room Edwardian detached house situated in the heart of Seaford. Features include lounge with log burner, separate dining room, fitted kitchen, sunny aspect garden, three double bedrooms and original character throughout. Benefits include gas fired central heating and upvc double glazing.

**Style:** Edwardian Detached House  
**Bedrooms:** 3 Bedrooms  
**Reception rooms:** 2 Reception Rooms  
**Area:** 1367 sq ft / 127 sq m  
**Outside:** Sunny Aspect Garden  
**Parking:** Offroad Parking  
**Energy rating:** D  
**Council Tax Band:** E

# moredetail...

Phillipmann Estate Agents are delighted to offer for sale this Edwardian 1903 detached character house. Close to all amenities, this property is the perfect family home. Property benefits include double glazed windows, gas central heating, sunny aspect garden, high ceilings and character throughout.

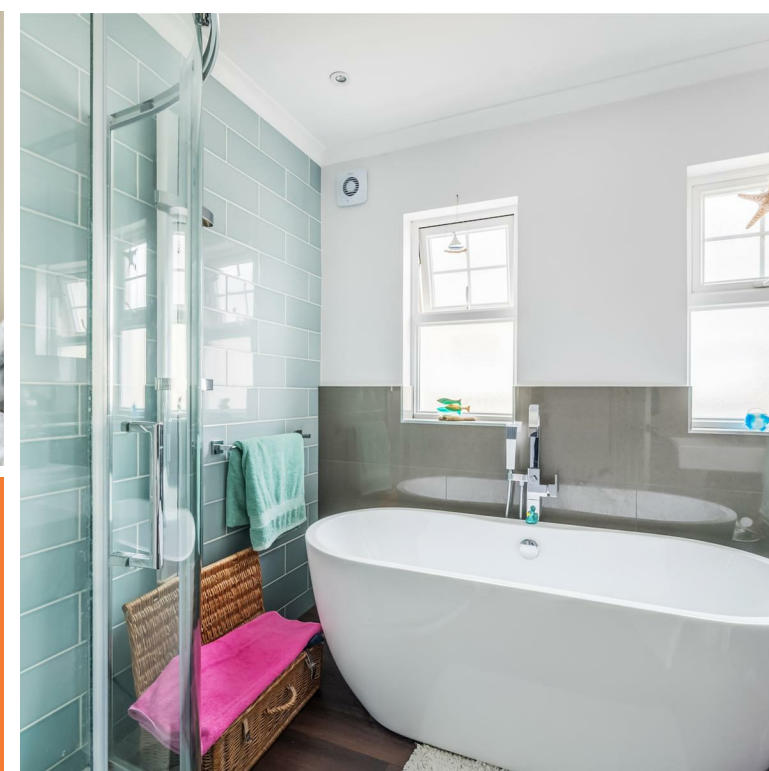
The open entrance hall with downstairs cloakroom leads to all areas of the ground floor accommodation. The lounge has an attractive fireplace with a featuring log burner. Other features include TV point, and corner bay window overlooking garden. The good size separate dining room has a feature fire place, bay window and TV point.

The kitchen is fitted with a range of wall and base cupboards complemented by working surface. Features include; double eye level oven, 4 way gas hob and overhead extractor, breakfast island with sink, ample space for dining table and side door to garden. Integral appliances include; dishwasher, washing machine, tumble dryer, freezer and additional fridge freezer.

The upstairs landing has useful eaves storage along with loft access with fitted ladder. Bed 1 is a fantastic size double room with fitted wardrobes, feature fireplace and corner bay window with an open outlook. Bed 2 is a good size double with feature fireplace, fitted wardrobes with bay window featuring distant views of Seaford Head. Bed 3 is also a double room with feature fireplace and far reaching views.

The bathroom (2020) contains a large corner shower tray with handheld and overhead attachment, large freestanding bath with 'floating taps' and shower head, wall mounted sink with close coupled w/c, part tiled walls and vinyl flooring.

The level, sunny aspect rear garden provides rear access to the garage which has an up and over door and further features; outside tap, large patio and lawn area, summer house with power, shed and stocked borders providing a high degree of seclusion. The block-paved driveway provides parking for 2 vehicles



 For more information on this property please call Josh Avis, Senior Negotiator on 01323 898666 to assist you with your enquiry.



**Bear in mind...**  
The property is just around the corner from the excellent 12 bus route providing easy access to Brighton and Eastbourne