



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)  
 This floor plan is for illustrative purposes only. All measurements are approximate.

**3**  
BED

**Full Width Ground Floor Extension**  
 45, Grove Road, Seaford, BN25 1TR



**localknowledge...**

Grove Road is a pleasant tree lined road situated in the heart of Seaford town centre and within an easy level walk of shops, a regular bus service into Brighton/Eastbourne, train station with direct access to Gatwick/London Victoria and Seaford beach/Esplanade.

**moreinfo...**

Phillip Mann Seaford Office

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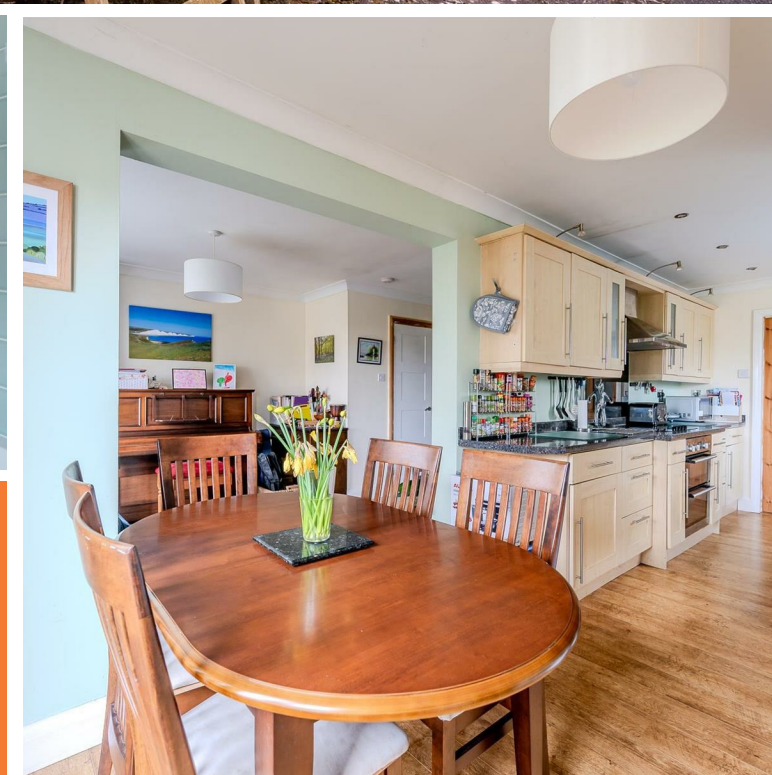
# inbrief...

This 3 bedroom semi-detached house has spacious extended accommodation on the ground floor and is located in a pleasant tree lined road in the heart of the town centre. There is a sitting room, cloak room/WC, kitchen/dining room, utility room, second reception room/office, modern bathroom/WC, good size rear garden and off street parking to garage.

<b>Style:</b>	Semi-Detached House
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	2
<b>Area:</b>	121.9 SQ M/1312.1 SQ FT
<b>Outside:</b>	Good Size Garden
<b>Parking:</b>	Garage and Driveway
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	D

# moredetail...

This extended 3 bedroom semi-detached house is located in a pleasant tree lined road in the heart of Seaford town centre. The property benefits from gas central heating with modern 'Worcester' boiler, double glazed windows, kitchen with appliances and modern bathroom/WC. As you approach the property there is block paved off street parking for up to three cars to a single garage. The entrance hall has under stair storage and Cloakroom/WC. To the front of the property the sitting room has a south aspect bay window and feature marble and cast iron fire place, with fitted cupboards to the alcoves, which makes a nice focal point. The rear of the property has a full width single storey extension. The extended kitchen/dining room is fitted with a good range of cupboards and ample working surface with inset ceramic hob/extractor canopy, electric double oven, sink unit and space for dish washer and fridge/freezer. From the dining area there are double doors to the rear garden and access to the separate utility room with further appliance space. From the dining area there is a second reception room/office with large store cupboard and outlook over the rear garden. On the first floor landing there is loft access and the airing cupboard. The bathroom has a modern contemporary style suite and comprises a bath with shower and glass screen, WC, wash basin in vanity unit and fitted cupboards, heated towel rail and dual aspect windows. There are three bedrooms with the main bedroom having a south aspect bay window, bedroom two has a lovely elevated views across the surrounding area, whilst bedroom three is a good size single with south aspect window. The rear garden is a good size and there is a full width terrace with pergola, outside power point and tap. The level lawn has well established shrubs and trees.



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

