

Salisbury Road, Seaford, BN25

Approximate Area = 2504 sq ft / 233 sq m (includes garage)

For identification only - Not to scale

4

BED

Walking Distance to Town and Station

11, Salisbury Road, Seaford, BN25 2DD



Certified
Property
Measurer

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: 931207

localknowledge...

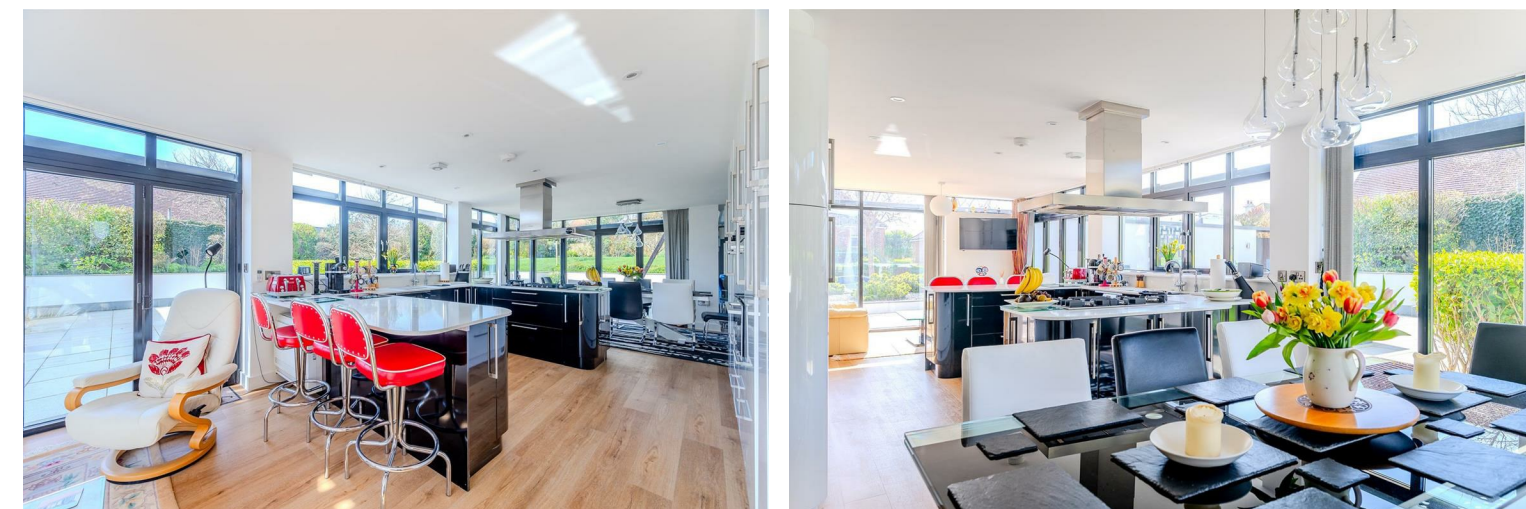
Salisbury Road is an attractive tree lined road within an easy level walk of Seaford town and train station, whilst there is a regular bus service to Brighton/Eastbourne close by. Seaford beach and Esplanade is within a half mile and access to picturesque walks from the iconic Seaford Head cliffs to Sever Sisters.

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



we do more...
keeping
customers
happy

No.1 sellers

in Seaford, Newhaven
and Peacehaven

Price Guide £1,000,000

Freehold

phillipmann
we do more

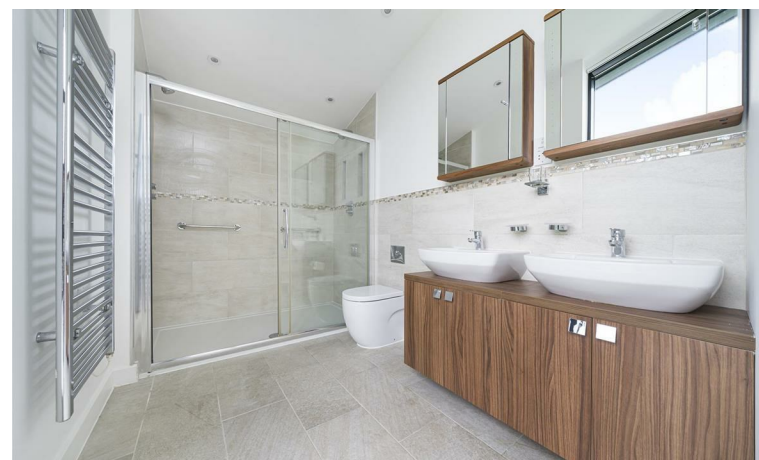
Seaford 01323 898666 | Newhaven 01273 517517 | Peacehaven 01273 586622 | Lettings 01273 511511

www.phillipmann.com

inbrief...

This stunning detached property has been designed to the owners own specification to an exceptionally high standard in a striking contemporary style, with open plan living making good use of full height windows and bi-folds which create a feeling of light and space. The brief accommodation comprises 3/4 bedrooms, open plan kitchen/family/dining room, utility, lounge, home office, gym/bed 4, cloakroom/WC, en-suite facilities, good size gardens and double garage.

Style:	Contemporary Detached House
Bedrooms:	3/4 Double Bedrooms
Reception rooms:	Open Plan Living
Area:	2504 SQ FT/233 SQ M
Outside:	Westerly Aspect Double Plot
Parking:	Double Garage
Energy rating:	B
Council Tax Band:	F



Bear in mind...

The property offers versatile accommodation having the option of a bedroom on the ground floor.

www.phillipmann.com

moredetail...

****GUIDE PRICE - £1,000,000 TO £1,150,000****

This stunning detached property has been designed to the owners own specification to an exceptionally high standard in a striking contemporary style, with open plan living making good use of full height windows and bi-folds which create a feeling of light and space. The property can truly be described as 'one of a kind' in the Seaford area! The many additional features include under floor heating and 'Mega Flow' pressurised water system, air conditioning to the ground floor principal rooms, fully integrated kitchen, en-suite facilities, and being within easy walking distance of the town and train station.

As you approach the property you are immediately struck by the imposing double plot and carriage driveway with central raised flower bed and planting.

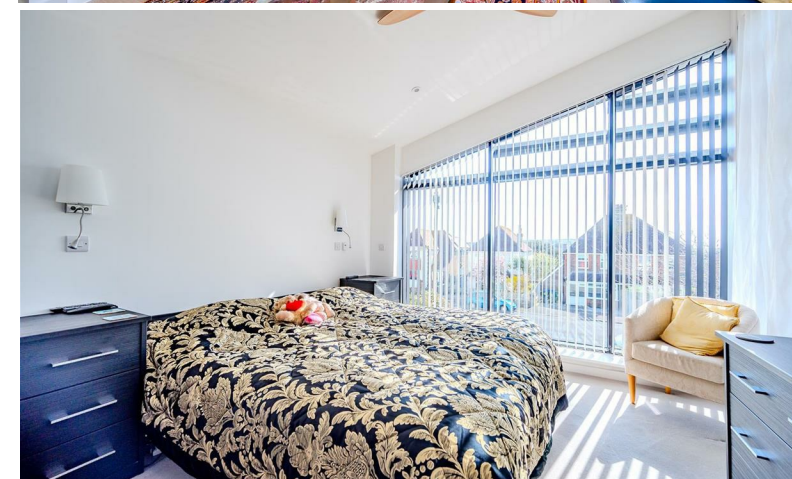
The entrance hall has an impressive glass staircase to the first floor and cupboards providing good storage. A particular feature is the open plan kitchen/family/dining room, which has wrap around bi-fold doors opening onto the enclosed patio, with water feature and gas fire pit, idea for al-fresco entertaining.

From the dining area there is an adjoining utility room which provides access to the integral double garage, lounge with feature central contemporary gas fire, home office with built in work station, gymnasium/bedroom four and cloakroom/WC.

On the first floor landing full height windows bring in a lot of natural light and there is access to the rear roof terrace.

The self contained master suite has a bedroom area with fitted furniture and vanity cupboard, 'his and hers' walk in dressing rooms and en-suite shower room with door to roof terrace. There are two additional double bedrooms, an en-suite shower room/WC and family bathroom with separate shower.

Outside the good size rear garden has well established shrubs and bushes which provide a degree of seclusion and has a favoured westerly aspect. There are external power points and gated side access.



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



www.phillipmann.com