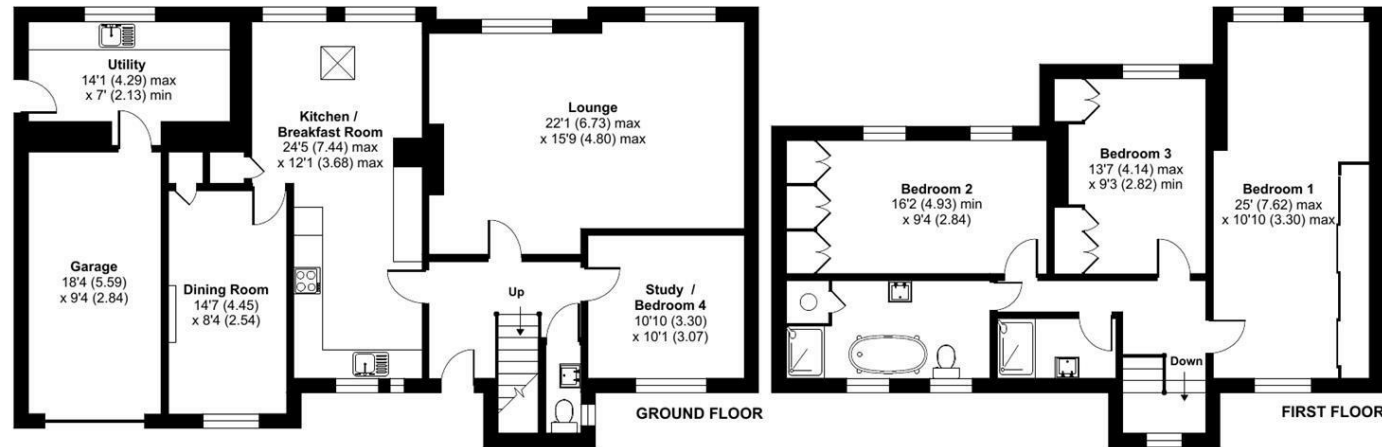




## Downsview Road, Seaford, BN25

Approximate Area = 1971 sq ft / 183.1 sq m  
Garage = 171 sq ft / 15.8 sq m  
Total = 2142 sq ft / 198.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Phillip Mann Estate Agents. REF: 1130182.

## localknowledge...

Downsview Road is considered one of Seaford's premier roads and is located in the popular south/east corner of town. A regular bus service is within an easy level walk, whilst the town centre, railway station with links to Gatwick/London Victoria and the seafront are with a half mile of the property.

## moreinfo...

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3  
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# inbrief...

This exceptionally well presented and extended house offers spacious and well planned accommodation comprising three double bedrooms, sitting room, study, formal dining room, kitchen/breakfast room, utility room, cloakroom/WC, shower room, Family bathroom/WC, garage and secluded south aspect garden.

<b>Style:</b>	Detached House
<b>Bedrooms:</b>	3 Double Bedrooms
<b>Reception rooms:</b>	3
<b>Area:</b>	2142 SQ FT/198.9 SQ M
<b>Outside:</b>	Secluded Sunny Gardens
<b>Parking:</b>	Garage and Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

# moredetail...

Downsview Road is a lovely tree lined no-through road and is located in the sought after south/east corner of Seaford. The property is exceptionally well presented and has had a rear extension and two storey side extension and offers spacious well planned accommodation, standing in beautiful well maintained and secluded gardens with a south aspect.

As you approach the property you are greeted by a wall enclosed front garden having well stocked flower beds. There is off street parking for two cars and garage which has vaulted roof storage and integral door to the utility room.

The spacious reception hall has a turn staircase to the first floor and cloakroom/WC. There is a useful study to the front of the property and a spacious sitting room which has a pleasant outlook over the rear garden. There is a feature fire place with log burner, which makes a nice focal point and is complemented by engineered oak flooring.

A particular feature is the kitchen/breakfast room. The kitchen is well equipped with a range of wall/base cupboards and ample granite working surface with inset enamel sink. Fitted appliances include a 'Neff' gas hob, electric double oven and integrated dish washer. The breakfast area has an impressive vaulted ceiling with sky light and there is a pleasant outlook over the rear garden. The connecting formal dining room offers a more intimate space for entertaining and there is the added benefit of a separate utility room with further appliance space, working surface with 'Butler' sink, fitted cupboards and door to the side access.

On the first floor landing there is a full height stained glass picture window, access to the loft and a separate shower room. there are three very generous size bedrooms, all having the benefit of built in wardrobes and an outlook over the rear garden. The master bedroom has a feature vaulted ceiling. The family bathroom has a glass shower cubicle and free standing 'roll top' bath complemented by tiled walls and floor.



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

