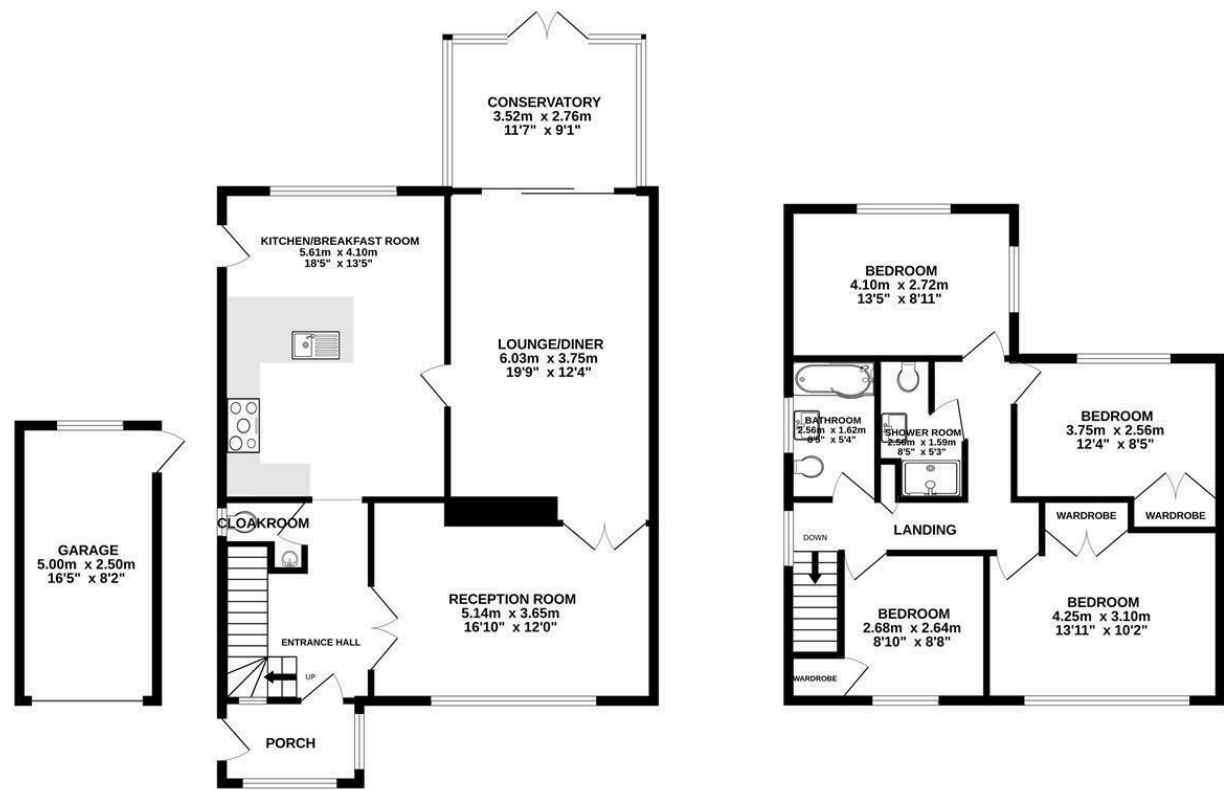


GROUND FLOOR
98.0 sq.m. (1055 sq.ft.) approx.

1ST FLOOR
59.9 sq.m. (645 sq.ft.) approx.



70 CUCKMERE ROAD SEAFORD
TOTAL FLOOR AREA: 157.9 sq.m. (1699 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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localknowledge...

Cuckmere Road is located in the popular south/east corner of Seaford and being within easy access to picturesque country walks on the 'iconic' south downs. Seaford town, train station and beach are within a mile and a half of the property, whilst there is a regular bus service close by with access to Brighton/Eastbourne.

moreinfo...

Phillip Mann Seaford Office

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01323 898666

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4
BED

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inbrief...

This exceptionally well presented detached house offers extended and spacious accommodation and is located in the sought after south/east corner of Seaford. The accommodation comprises entrance porch, lounge, extended dining room, conservatory, extended kitchen/breakfast room, cloakroom/WC, 4 bedrooms, family bathroom/WC, separate shower room/WC, garage and south facing garden.

Style:	Detached Family House
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	157.9 SQ M/1699 SQ FT
Outside:	Secluded South Aspect Garden
Parking:	Garage and Driveway
Energy rating:	C
Council Tax Band:	F



moredetail...

This exceptionally well presented detached family house has been tastefully updated by the current owners and has spacious extended accommodation. Located in the much sought after south/east corner of Seaford the property benefits from a secluded south facing garden, modern contemporary style bathrooms, kitchen/breakfast room with appliances, double glazed windows and gas central heating.

As you approach the property there is a small front lawn, block paved off street parking to a single garage and gated side access. The front entrance porch offers good space for coats and boots and leads into the main entrance hall. There is under stair storage and cloakroom/WC with contemporary suite.

The lounge has a full hight bay window which brings in a lot of naturel light and feature cast iron log burner making a nice focal point. Glass dividing doors connect the extended lounge/family room, which has sliding doors to the conservatory with pleasant outlook over the rear garden.

A particular feature of the property is the extended kitchen/breakfast room. Fitted with an extensive range of 'Shaker' style wall and base cupboards with further pull out larder cupboards. Complemented by ample quartz working surface and breakfast bar. There is a 'Range Mater' electric oven and extractor canopy, integrated dish washer and space for washing machine and double fridge/freezer. The breakfast area over looks the rear garden and there is a door to the side access.

On the first floor landing there is a picture window, linen cupboard and loft access. The family bathroom has a contemporary suite with bath/shower, wash basin in vanity unit and 'Vitra' smart toilet with remote operation.

Bedrooms two and three have distant views towards the 'iconic' Seaford Head and there is a separate shower room with large glass cubicle and smart WC.

The secluded rear garden has a favoured south aspect. There is an area of level lawn which is fence enclosed with well stocked borders.



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

