



Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Located within an easy walk to the town centre and train station with links to Gatwick/London Victoria. The Esplanade and beach are within a 10 minute walk whilst the town offers a good range of shops, tea rooms, restaurants and pubs.

moreinfo...

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BED

Sought After Location Close To Town
32, Kedale Road, Seaford, BN25 2BU



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inbrief...

This exceptionally well presented semi detached 'Edwardian' house has been sympathetically updated whilst still retaining many original features. The spacious accommodation comprises 4 double bedrooms, sitting room, dining room, study, kitchen/breakfast room, GF shower/WC, family bathroom, Garage and ample parking, good size level garden.

| | |
|-------------------|--------------------------|
| Style: | Semi Detached House |
| Bedrooms: | 4 Double Bedrooms |
| Reception rooms: | 3 Reception Rooms |
| Area: | 195.08 SQ MT/2100 SQ FT |
| Outside: | Good Size Gardens |
| Parking: | Garage and Ample Parking |
| Energy rating: | C |
| Council Tax Band: | E |



moredetail...

This attractive semi detached 'Edwardian' house has been sympathetically improved by the present owner to an exceptionally high standard, whilst still retaining many of the original features to include feature fireplaces to all the principal rooms, decorative coving and panelled internal doors with brass furniture.

As you approach the property there is ample off street parking to a detached garage. There is a small front lawn and steps to the impressive entrance vestibule which has full height windows with a westerly aspect. From the spacious entrance hall there are stairs to the first floor, under stair storage and a shower room/WC which is fitted with a modern contemporary suite.

The sitting room has a feature cast iron and tile fireplace with open grate and full height windows with westerly aspect. The adjoining dining room has double doors onto the rear garden. The study offers an ideal work space or second reception room and has a delightful dual aspect.

A particular feature is the kitchen/breakfast room which has a lovely outlook over the rear garden and double doors. The kitchen is fitted with a good range of high gloss base units, complemented by ample working surface. There are a range of integrated appliances to include gas hob with extractor canopy, double oven, washing machine, tumble dryer, dish washer and fridge/freezer.

On the first floor landing there is loft access, utility cupboard housing the central heating boiler and family bathroom with modern contemporary suite.

The master bedroom has a feature fireplace, eves cupboards and lovely open aspect views. There is a connecting door to a small galleried landing and bedroom two which has a delightful dual aspect. bedroom three/guest room has dual aspect views of Seaford Head and an en-suite WC, whilst bedroom four has a pleasant outlook over the rear garden.

The rear garden has a full width patio and there are well established shrubs and trees which provide seclusion.



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

