



Cuckmere Road, Seaford, BN25

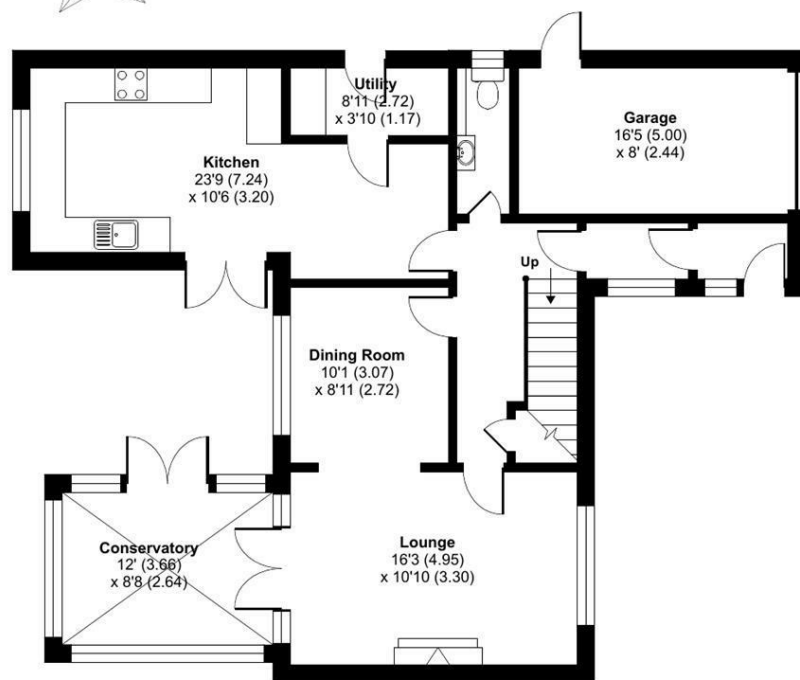
Approximate Area = 1466 sq ft / 136.1 sq m

Garage = 127 sq ft / 11.7 sq m

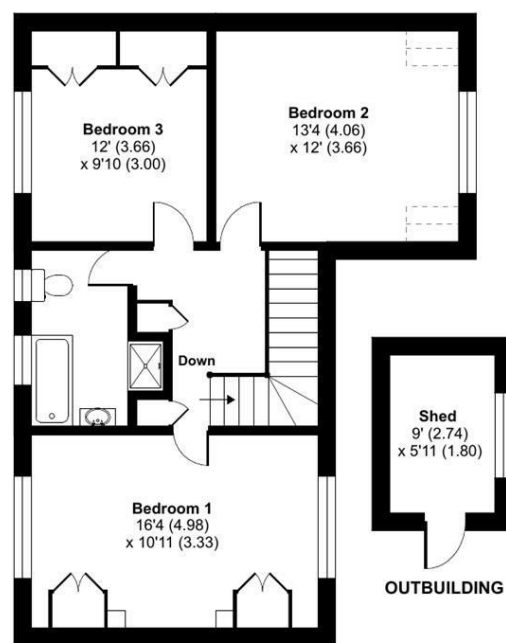
Limited Use Area(s) = 12 sq ft / 1.1 sq m

Outbuilding = 54 sq ft / 5. sq m

Total = 1659 sq ft / 154.1 sq m



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Phillip Mann Estate Agents. REF: 877839

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...

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inbrief...

This well presented and extended detached house is located in the popular south/east corner of Seaford and has spacious accommodation comprising 3 double bedrooms, L-shaped lounge/dining room, conservatory, extended kitchen/breakfast room with separate utility, cloakroom/WC, family bathroom/WC, garage and well established gardens.

Style:	Extended Detached House
Bedrooms:	3 Double bedrooms
Reception rooms:	Lounge/Dining Room
Area:	1659 SQ FT/154.1 SQ M
Outside:	Attractive Gardens
Parking:	Garage and Parking
Energy rating:	D
Council Tax Band:	E

moredetail...

This well presented detached family house has spacious, extended accommodation and stands in well established, good size gardens, located in the sought after south/east corner of Seaford. The property further benefits from gas central heating, double glazed windows and Upvc fascias and soffits for a maintenance free exterior.

As you approach the property there is a block paved driveway the the garage, small lawn area and gated side access. The entrance porch and vestibule lead to the main hall, which has stairs to the first floor, under stair storage and cloakroom/WC. The L-shaped lounge/dining room has a feature polished lime stone fire surround with marble hearth and log burner, which makes a nice focal point. From the lounge area double doors lead to the conservatory which has a lovely outlook over the garden and doors onto the patio area.

A particular feature of the property is the extended kitchen/breakfast room. There is an extensive range of wall/base cupboards, complemented by ample working surface with inset sink, space for cooker with extractor canopy, and further space for fridge and dish washer. There are windows with a pleasant outlook over the garden and doors onto the patio. The separate utility room has further appliance space for washing machine, combi boiler and door to side access.

On the first floor landing there is a large picture window, linen cupboards and loft access with ladder. There are three double bedrooms all with views of either the rear garden or Seaford Head. The main bedroom has a range of fitted wardrobes. The family bathroom comprises bath, pedestal wash basin, WC and recessed separate shower cubicle with mains shower.

The attractive rear garden is a good size and has a westerly aspect. there are various patio areas and level lawn with well stocked flower borders, timber shed and outside tap.

What the owner says...

"We love long walks up over the golf course onto the cliff top and the property is ideally located for this".



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



Bear in mind...

The property has been extended to the rear to form a generous kitchen/breakfast room with the addition of a separate utility room.