

9 Rodmell Rd, BN25 4EE

Approximate Gross Internal Floor Area = 189.63 sq m / 2041 sq ft

Outbuilding Area = 17.94 sq m / 193 sq ft

Total Area = 207.58 sq m / 2234 sq ft

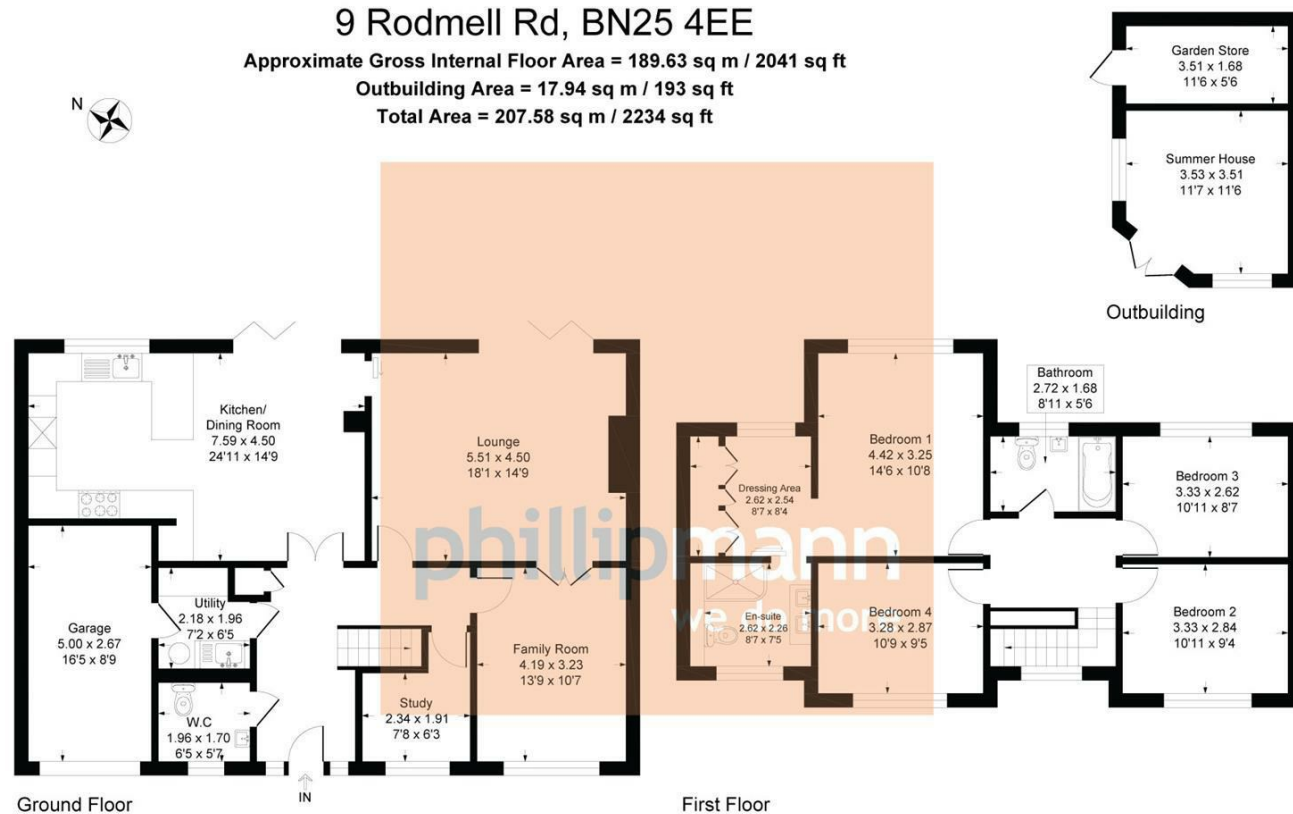


Illustration for identification purposes only, measurements are approximate, not to scale

## localknowledge...

Rodmell 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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**5**  
BED

**Extended Spacious Accommodation**

9, Rodmell Road, Seaford, BN25 4EE



**Price £750,000**

Freehold

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## inbrief...

This spacious extended detached house is located in the ever popular 'south/east corner' of Seaford and stands in secluded gardens. Offered with no on-going chain the accommodation in brief comprises 4/5 bedrooms, lounge, study, kitchen/dining room, 3rd reception room/occ bedroom, utility room, cloakroom/WC, family bathroom, en-suite shower room and garage.

Style:	Extended Detached Hse
Bedrooms:	4/5 Bedrooms
Reception rooms:	3/4 Reception Rooms
Area:	207.58 SQ M/2234 SQ FT
Outside:	Secluded Garden
Parking:	Integral Garage
Energy rating:	C
Council Tax Band:	E



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## moredetail...

This substantial detached house offers spacious, extended accommodation and is located in the ever popular south/east corner of Seaford. Standing on a level plot with a secluded rear garden. The property is offered with no on-ward chain and further benefits from double glazed windows, solid oak flooring with underfloor heating to the ground floor and oak panelled internal doors.

As you approach the property there is off street parking to the garage which has an electric roller door. The spacious entrance hall has solid oak flooring which extends to the principal rooms and a cloakroom/WC. There is a separate utility room which provides internal access to the garage.

A particular feature of the property is the open plan kitchen/dining room. From the dining area there are Bi-fold doors to the rear garden. The kitchen is fitted with an extensive range of wall/base cupboards, complemented by a granite working surface with breakfast bar. There is an inset sink, ceramic hob with extractor canopy, double oven, microwave and coffee machine, integrated dish washer and space for double fridge/freezer. The adjacent sitting room also has Bi-fold doors to the rear sun deck and garden. From the hall there is a separate study with fitted work station and further reception room/occasional bedroom 5.

On the first floor landing there is a large picture window and loft access with ladder.

The master bedroom has a separate dressing room with fitted wardrobes and access to an en-suite shower room/WC.

There are three further double bedrooms and a family bathroom/WC with separate shower cubicle.

Outside the rear garden has a full width patio and wooden decked area, there is gated side access and a good size level lawn with well established shrubs and bushes which provide seclusion. A large summer house has power/light and rear storage area.

Viewings on this property are highly recommended and can be arranged via the sellers sole agent Phillip Mann.



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



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