



24 DOWNSVIEW ROAD, SEAFORD, BN25 4PT

£700,000

A charming four bedroom detached house situated in this favoured location, along a treelined cul-de-sac, approximately three quarters of a mile from Seaford town centre and railway station. Downland walks and Seaford seafront are also within easy reach.

The ground floor accommodation comprises living room, dining room, kitchen/breakfast room, utility room and conservatory. On the first floor there are four double bedrooms, a study and family bathroom.

The property has the benefit of an integral garage and off road parking for one vehicle. There is a well-maintained rear garden, extending approximately 75ft. Further benefits include gas central heating and double glazing.

An internal inspection is advised to appreciate the charm of this property.

- FOUR BEDROOMS
- DETACHED HOUSE
- SOUGHT AFTER TREE LINED CUL-DE-SAC
- APPROXIMATELY THREE QUARTERS OF A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- GENEROUS SIZE REAR GARDEN
- CHARACTER FEATURES
- LIVING ROOM AND DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY AND UTILITY ROOM
- GARAGE AND OFF ROAD PARKING FOR SEVERAL VEHICLES





### Ground Floor

Double glazed door into:

PORCH

Windows to front and side. Double glazed door into:

ENTRANCE HALL

Storage cupboard. Stairs to first floor. Radiator.

DINING ROOM

Dual aspect with large bay window to front and window to side. Radiator.

LIVING ROOM

Open fire with surround. Window to front. Radiator. Sliding door out to:

CONSERVATORY

Double doors out to rear garden.

KITCHEN

Range of modern base and wall units. Integrated fridge and dishwasher. Work surface with one and a half sink and drainer. Induction hob. AEG cooker. Two storage cupboards. Two windows to rear overlooking the garden. Part tiled walls. Radiator.

UTILITY ROOM

Fitted base and wall units. Sink and drainer. Space for fridge, freezer, washing machine and tumble dryer. Window to rear overlooking the garden. Radiator. Door out to rear garden. Door into garage.

CLOAKROOM

W.C. Obscured window. Wash basin.

### First Floor

LANDING

Cupboard housing water tank and shelving. Access to loft via hatch.

BEDROOM ONE

Dual aspect with corner window to rear and window to front. Range of fitted wardrobes. Radiator.

BEDROOM TWO

Dual aspect with window to front and side. Range of fitted wardrobes. Fitted desk. Radiator.

BEDROOM THREE

Fitted wardrobe. Window to rear overlooking the garden. Radiator.

STUDY

Built-in cupboard. Window to front providing distant view toward downland. Window to side.

Radiator.

BEDROOM FOUR

Window to rear overlooking the garden. Radiator.

FAMILY BATHROOM

Large corner bath with shower. Walk-in shower. Concealed W.C. Sink. Vanity unit. Shaving point. Heated towel rail. Extractor fan. Obscured windows. Fully tiled floor and walls.

### Outside

FRONT

Driveway with off road parking. Lawn area with mature shrubs and bushes. Electric car charging point.

REAR GARDEN

Fence enclosed. Mainly laid to lawn with range of mature shrubs and bushes. Pond. Patio. Greenhouse. Shed. Vegetable plot. Large Chicken run. Access to front via side gate.

GARAGE

Stable doors to front. Power and light. Wall mounted glow worm gas boiler. Fitted worktop space.





## COUNCIL TAX BAND

Local Authority: Lewes District Council  
Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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