



PINEWOOD 17 DOWNS VIEW ROAD, SEAFORD, BN25 4PU

£699,950

A charming three bedroom detached house situated in this favoured location, within a treelined, grass verged, cul-de-sac, approximately three quarters of a mile from Seaford town centre and railway station.

The ground floor accommodation comprises a spacious reception hall, kitchen, split level lounge/diner, southerly aspect sun lounge, and a cloakroom/shower room.

The first floor has three good size bedrooms and a family bathroom can also be accessed from the main bedroom, which enjoys access onto a southerly aspect balcony with a view of The Downs.

The property has the benefit of an integral garage and off road parking for vehicles. There is a most attractive and private, Southerly aspect rear garden, extending to approximately 80 feet, which is mainly laid to lawn.

Further benefits include, gas central heating and double glazing.

An internal inspection is advised to appreciate the accommodation on offer.

- DETACHED HOUSE IN FAVOURED LOCATION
- THREE BEDROOMS
- GOOD SIZE LOUNGE/DINER OPENING ONTO A SUN LOUNGE
- KITCHEN WITH LARDER CUPBOARD
- GROUND FLOOR SHOWER/WC
- FAMILY BATHROOM
- BEAUTIFUL, PRIVATE, MATURE SOUTHERLY ASPECT REAR GARDEN
- VACANT POSSESSION AND NO ONWARD CHAIN

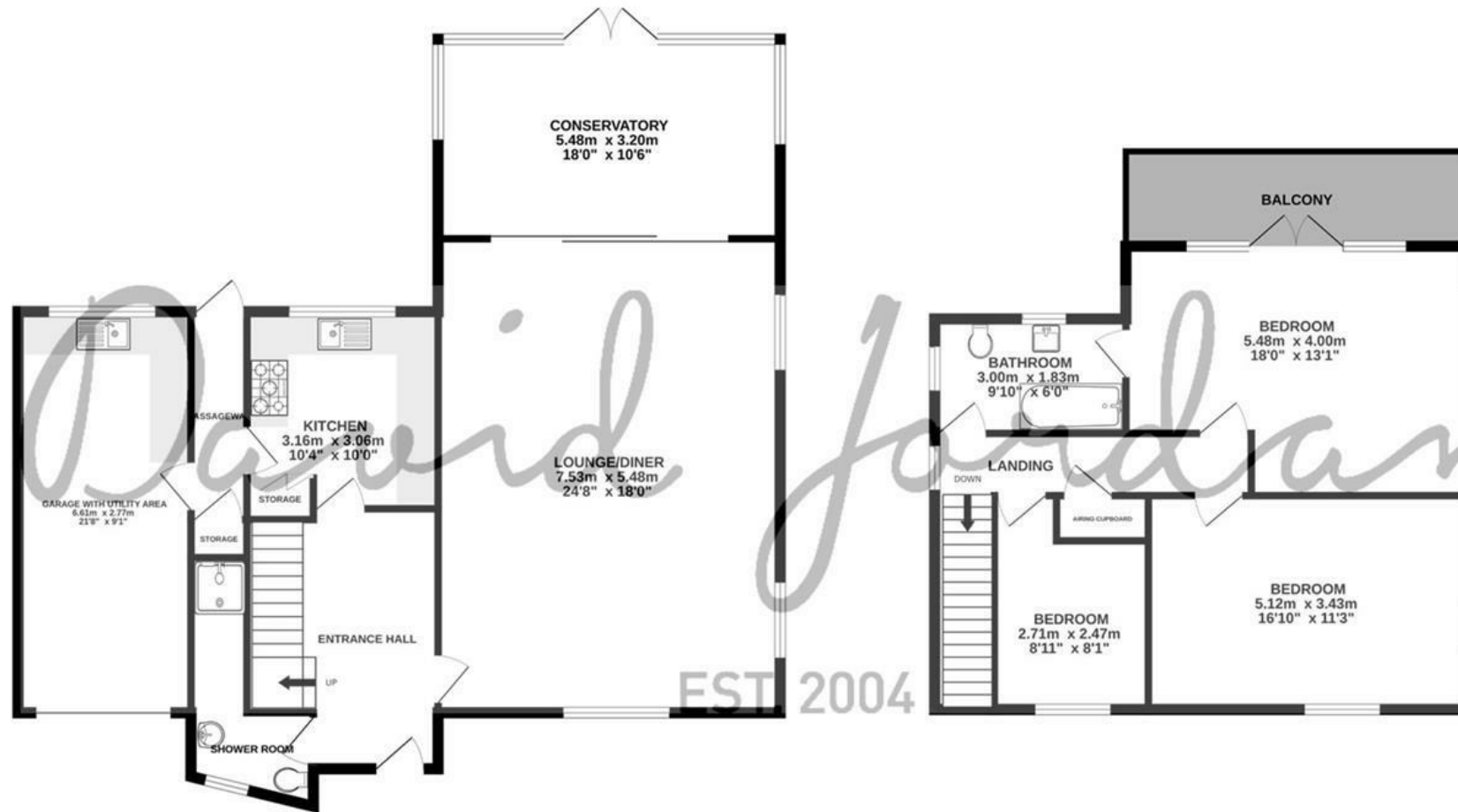






GROUND FLOOR  
106.7 sq.m. (1148 sq.ft.) approx.

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



17 DOWNS VIEW ROAD SEAFORD

TOTAL FLOOR AREA : 166.6 sq.m. (1793 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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### Ground floor

Entrance door opens into:

RECEPTION HALL

Stairs to first floor and radiator. Door to:

LOUNGE/DINER

With step down and feature open fireplace. Two radiators. Triple aspect with window to front and side and glazed door opening onto:

SUN LOUNGE

with side and rear windows and door affording access out to the rear garden. Radiator. KITCHEN

Fitted cupboards and drawers. Work surface with inset sink unit. Under stairs store cupboard. Integrated dishwasher and fridge freezer. Five ring gas hob with cooker hood above and electric oven below. Tiled floor and part tiled walls. Window overlooking rear garden and door opening out to the side way which affords access to the garage and rear garden.

SHOWER ROOM

with step down to white suite comprising close coupled WC, pedestal wash basin and shower cubicle. Window to front and radiator.

### First floor

LANDING

Hatch to loft area which houses a Worcester Bosch boiler. Window to side. Radiator.

Airing cupboard housing hot water cylinder.

BEDROOM ONE

Light and airy with double doors opening onto the southerly aspect balcony and balustrade with pleasant view over the rear garden and view to downland and the sea.

Two radiators.

BEDROOM TWO

Double aspect looking out onto Downsvie Road. Radiator.

BEDROOM THREE

Window and radiator.

FAMILY BATHROOM

Fitted white suite comprising bath with shower above, close coupled WC and wash basin. Radiator. Window to rear and side. Part tiled walls.

### Outside

SOUTHERLY ASPECT REAR GARDEN

Beautifully presented with mature shrubs and bushes giving ample seclusion. Paved patio and gated side access to front. Timber shed and exterior tap.

GARAGE

With sliding roller door, consumer unit, electric meter and gas meter. Utility space with sink and space for washing machine and dryer. Single glazed window to rear.

FRONT GARDEN

Mainly laid to a gravel driveway



## 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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EST. 2004