



10 SOUTHDOWN ROAD, SEAFORD, EAST SUSSEX, BN25 4PB

£895,000



A substantial and modernised five bedroom detached character house built in the late 1920s, situated in a sought-after location close to Seaford Head and downland walks. Local schools and bus services are within easy reach whilst the town centre and mainline railway station are within half a mile distance.

The ground floor accommodation comprises large reception hall with formal dining room, sitting room with inglenook fireplace, cloakroom, study, spacious, extended and modern kitchen/breakfast/dining room with utility room.

The first floor accommodation comprises spacious landing, five double bedrooms, two with EN-suite facilities, family bathroom and separate W.C.

The property, whilst having been modernised retains many original features including fireplaces to several rooms, internal oak doors with black iron thumb latched handles. There is wood flooring to several rooms and beamed ceilings to the ground floor.

This delightful residence is situated on the corner of Southdown Road and Downs View Road, with private Southerly aspect side garden. The brick paved driveway offers parking for several vehicles.

- FIVE BEDROOM DETACHED FAMILY HOME
- EXTENDED AND MODERNISED KITCHEN, BREAKFAST AND DINING ROOM
- SITTING ROOM WITH INGLENOOK FIREPLACE
- FORMAL DINING ROOM / FAMILY ROOM
- STUDY
- FAMILY BATHROOM, EN-SUITE BATHROOM, EN-SUITE SHOWER ROOM, SEPARATE WC AND GROUND FLOOR CLOAKROOM
- LOCATED ON THE CORNER OF SOUTHDOWN ROAD AND DOWNS VIEW ROAD AND APPROXIMATELY HALF A MILE TO SEAFORD TOWN CENTRE AND RAILWAY STATION
- SITUATED APPROXIMATELY A QUARTER OF A MILE FROM SEAFORD HEAD SECONDARY SCHOOL
- PRIVATE GARDEN WITH A SOUTHERLY ASPECT.
- BRICK PAVED OFF ROAD PARKING FOR SEVERAL VEHICLES



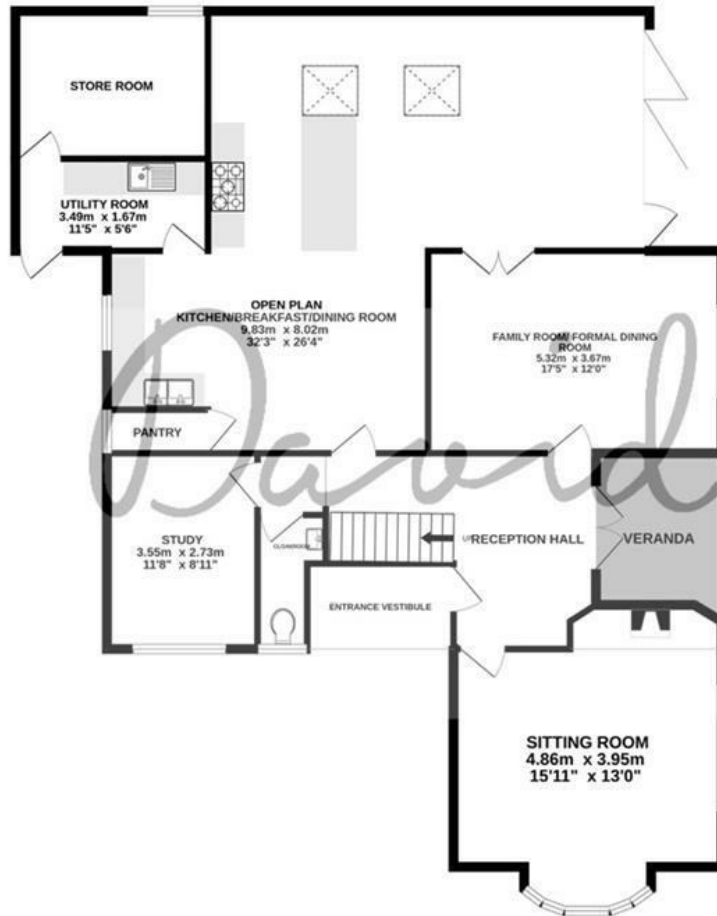




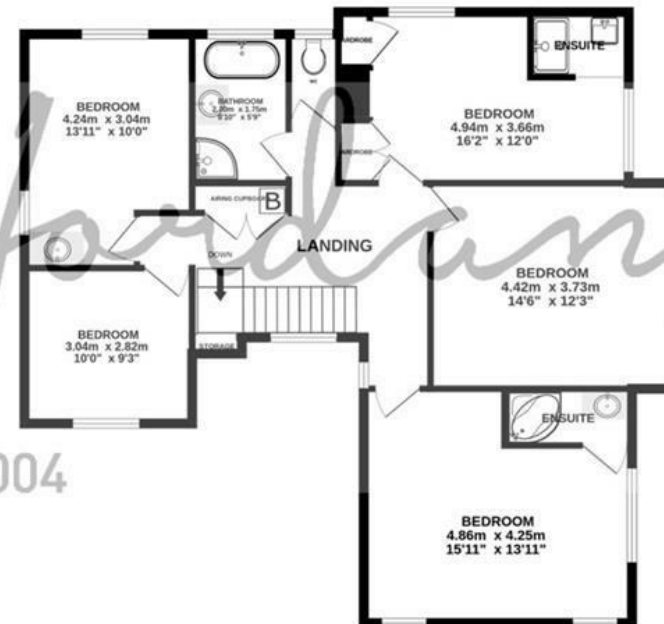




GROUND FLOOR  
144.5 sq.m. (1555 sq.ft.) approx.



1ST FLOOR  
95.1 sq.m. (1023 sq.ft.) approx.



STARFELL 10 SOUTHDOWN ROAD SEAFORD

TOTAL FLOOR AREA : 239.5 sq.m. (2578 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.  
Made with Metropix ©2025









## Ground floor

Entrance vestibule with wooden door opening into:-

### RECEPTION HALL

Double glazed window and door opening onto Southerly aspect veranda. Radiator. Staircase to first floor half landing with cubby hole eaves storage and under stairs storage.

### DUAL ASPECT SITTING ROOM

Inglenook fireplace with log burner, hearth and display mantle. Double glazed window to front and side. Exposed wood flooring.

### OPEN PLAN KITCHEN, BREAKFAST AND DINING ROOM

Kitchen and breakfast area: Range of wall and base unit. Quartz work surface with space for Rangemaster cooker and tiled splash back. Two butler style sinks. Integrated dishwasher and full height fridge freezer. Space for wine fridge. Island with Quartz work surface extending to provide a breakfast bar. Double glazed window to side. Walk in pantry cupboard with tiled floor and double glazed window. Herringbone style luxury vinyl tiles. Display unit.

Dining area: Two roof lanterns and double glazed bi-fold doors to side garden. Herringbone style luxury vinyl tiles.

Two vertical radiators. Wood burning stove with brick hearth.

### FORMAL DINING ROOM / FAMILY ROOM

Double glazed window to side garden. Radiator. Exposed wood flooring.

### CLOAKROOM

Low flush WC, Vanity unit with sink and splash back. Double glazed window.

### STUDY

Radiator. Double glazed window to front.

### UTILITY ROOM

Wall and base units. Work surface with sink and drainer. Space for washing machine. Herringbone style luxury vinyl tiles. Double glazed door to front. Door to:

### STORE ROOM

Double glazed window to rear. Hatch to loft space.

## First floor

### LANDING

Double linen cupboard housing Worcester-Bosch combination boiler. Radiator. Double glazed window to front.

### DUAL ASPECT MASTER BEDROOM

Double glazed window to front and side with views towards Seaford Head. Radiator. Door to:

### EN-SUITE BATHROOM

Corner bath with shower, wash stand with stone bowl and fountain tap. Tiled walls.

### DUAL ASPECT BEDROOM TWO

Double glazed window to side and rear. Radiator. Fireplace. Fitted wardrobes. Opening to double width shower cubicle with sliding glass doors, wash basin and radiator.

### BEDROOM THREE

Double glazed window to side. Radiator.

### DUAL ASPECT BEDROOM FOUR

Double glazed window to side and rear. Fireplace. Radiator. Wooden unit with wash basin.

### BEDROOM FIVE

Double glazed window to front. Radiator.

### FAMILY BATHROOM

Victorian style bath with mixer tap. Corner shower cubicle. Wash stand with marble effect wash bowl. Heated towel rail. Double glazed window to rear.

### SEPARATE W.C.

Low flush W.C. Radiator. Double glazed window to rear.

## Outside

### FRONT GARDEN

Mainly laid to brick paved driveway affording off road parking for several vehicles. Flower beds. Fence to side with gate affording access to:-

### SIDE GARDEN

Screened by a variety of established trees and shrubs, offering a good level of privacy, and mainly laid to lawn. Paved patio. Gate to Downsview Road.

## Disclaimer

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.





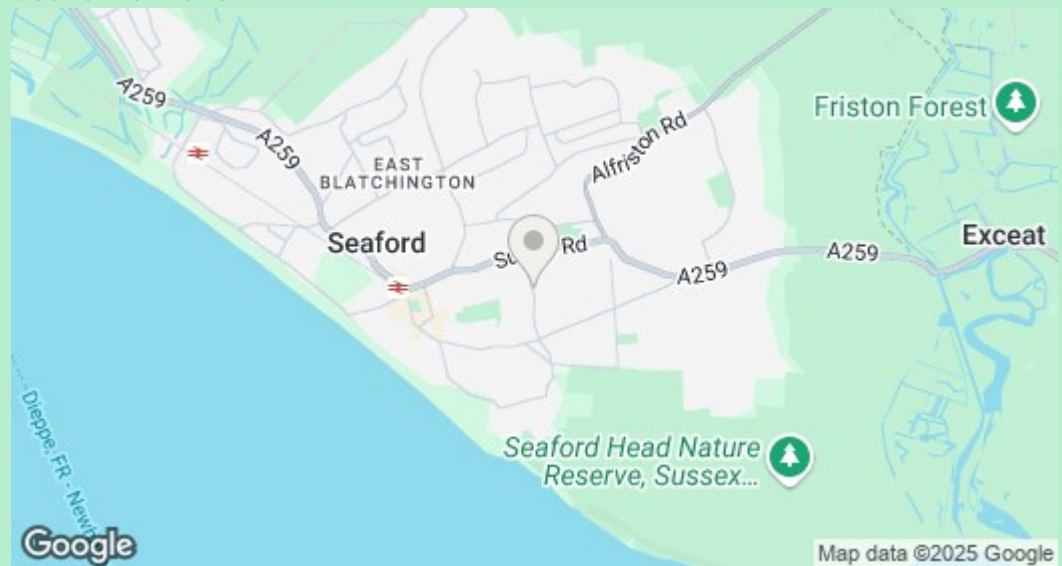
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004