

**4 Bed
House
located in Salisbury Road**



**11 Salisbury Road
Seaford
BN25 2DD**



On approaching the property, via a carriage driveway, you will be suitably impressed by the imposing double plot that this fantastic home stands on. The entrance hall has an impressive staircase to the first floor and cupboards providing ample storage. The main feature is the open plan kitchen/family/dining room, which has wrap around bi-fold doors opening onto the enclosed patio, with twin water features and superb gas fire pit, idea for al-fresco entertaining all year round.

From the dining area there is an adjoining utility room which provides access to the integral double garage, lounge with feature central contemporary gas fire, home office with built in work station, gymnasium/bedroom four and downstairs cloakroom/WC.

On the first floor landing full height windows continue to bring in a lot of natural light and there is also access to the rear roof terrace.

The self-contained master suite has a bedroom area with fitted furniture and vanity cupboard, 'his and hers' walk in dressing rooms and en-suite shower room with door to roof terrace.

There are two additional double bedrooms, an en-suite shower room/WC and family bathroom with separate shower.

Outside the good size rear garden has well established shrubs and bushes which provide a degree of seclusion and has a favoured westerly aspect. There are external power points and gated side access. An internal viewing is highly recommended to appreciate what this 'one of a kind' home has to offer.

Guide Price £1,000,000

GUIDE PRICE £1,000,000 - £1,150,000. Seaford Properties are delighted to bring to the market this unique and bespoke designed detached residence. Designed to the owner's own specification and to an exceptionally high standard in a striking contemporary style. The open plan living benefits from full height windows and bi-folds, which offer an abundance of natural light and where you can appreciate the professionally designed outside spaces all year round. Simply drop your bags and move into what can truly be described as 'one of a kind' in the Seaford area! Additional features include under floor heating and 'Mega Flow' pressurised water system, air conditioning to the ground floor principal rooms, fully integrated kitchen, en-suite facilities, and being within easy walking distance of the town, train station and Seaford's popular seafront esplanade.







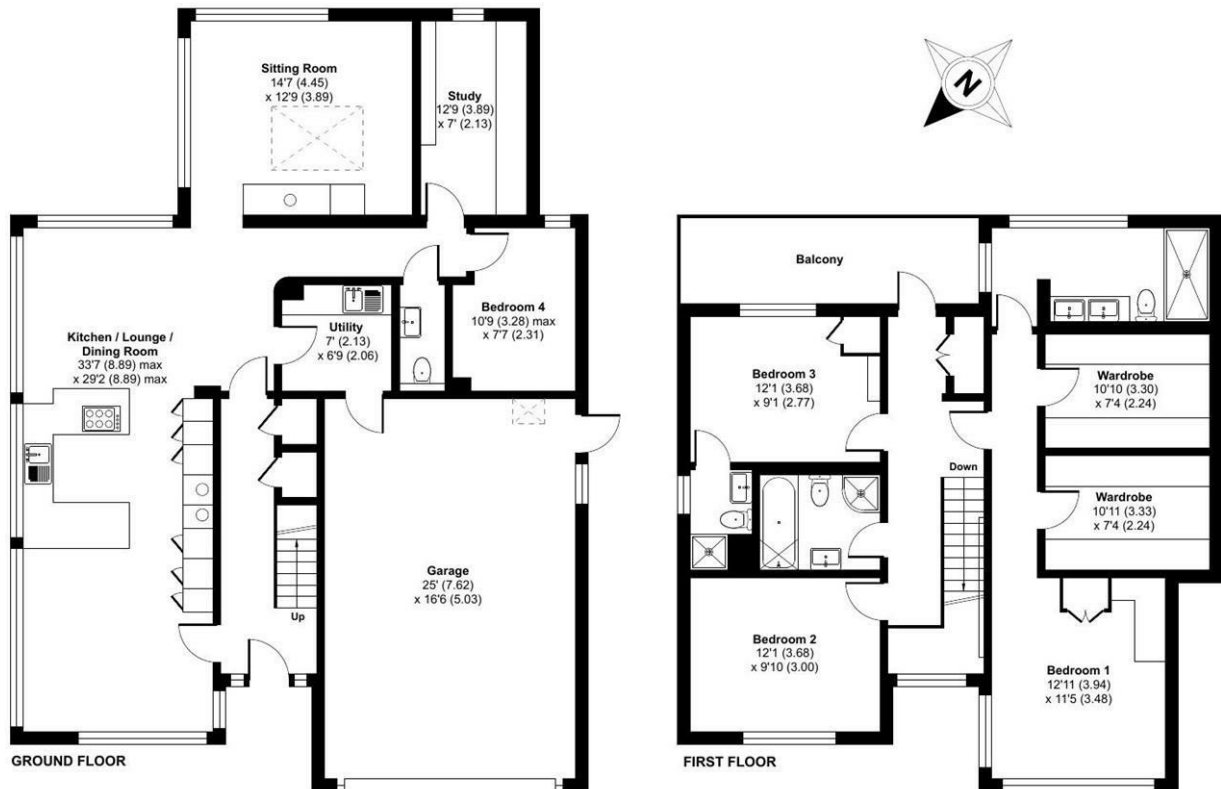
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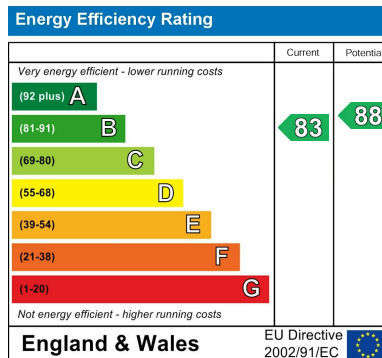
Salisbury Road, Seaford, BN25

Approximate Area = 2504 sq ft / 233 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Philip Mann Estate Agents. REF: 931207



CONTACT

20 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

