



31 Downsview Road, Seaford, East Sussex, BN25 4PU

ROWLAND
GORRINGE

**31 Downsview Road,
Seaford, East Sussex,
BN25 4PU**

£725,000

A beautifully presented three bedroom, three reception room detached character house with Seaford Head views located in one of Seaford's most premier roads.

Built in the 1930's this detached house offers spacious accommodation throughout comprising; entrance porch leading to the welcoming entrance hall, living room with gas fire and step leading down to the family room which further opens out onto the garden. The spacious dining room over looks the rear and offers an internal door to the garage which further leads onto the garden. The dual aspect kitchen is to the front of the house with matching wall and base cupboards. A downstairs cloakroom completes the ground floor. To the first floor there are three bedrooms and a further family bathroom/wc.

Nb. Potential to extend over the garage to make a master bedroom and ensuite, subject to

planning

Outside the house offers ample off road parking leading to the garage, the garage boasts power, water and utilities. The beautiful south facing rear garden is mainly laid to lawn with further patio seating area, spacious summer house and gated side access.

Downsview Road is a tree lined and no through road situated within the sought after South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Porch

Hall

Kitchen/Breakfast Room

10'9" x 9'0" (3.29 x 2.76)

Reception Room

11'5" x 12'7" (3.48 x 3.86)

Lounge

11'6" x 12'7" (3.53 x 3.86)

Dining Room

11'5" x 11'8" (3.48 x 3.56)

Cloakroom

Landing

Bedroom One

12'9" x 12'1" (3.89 x 3.69)

Bedroom Two

11'4" x 12'9" (3.46 x 3.89)

Bedroom Three

10'7" x 8'7" (3.24 x 2.64)

Bathroom

10'2" x 6'2" (3.11 x 1.90)

Garage

20'3" x 13'8" (6.19 x 4.17)

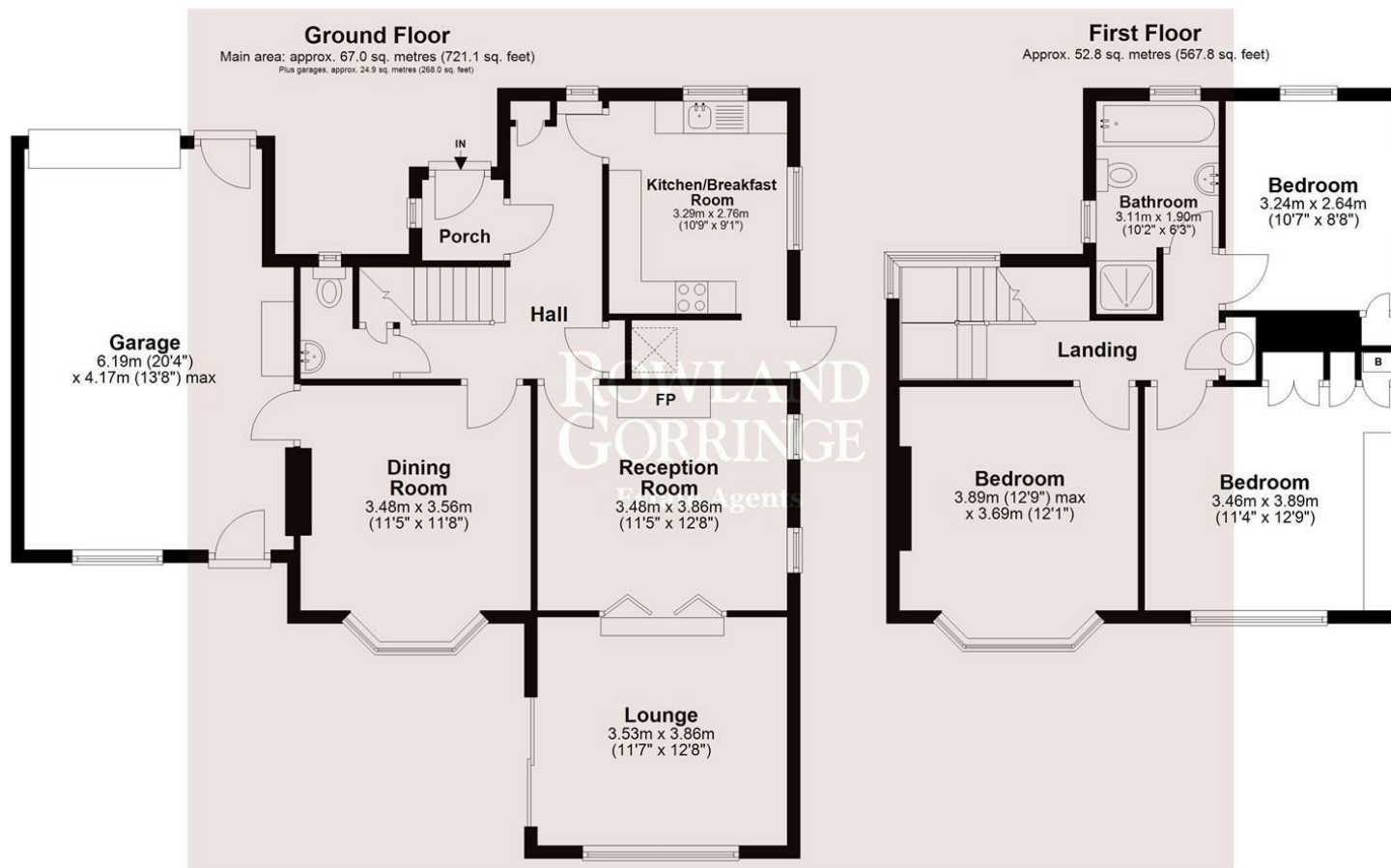
Driveway

Council Tax Band - E

EPC - D







Main area: Approx. 119.7 sq. metres (1288.9 sq. feet)
Plus garages, approx. 24.9 sq. metres (268.0 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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