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BED

# Extended Ground Floor Accommodation

20, Walmer Road, SEAFORD, BN25 3TH



£375,000

Freehold

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**Total area: approx. 100.2 sq. metres (1078.1 sq. feet)**  
Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

## inbrief...

This extended semi detached house is ideally located for families, being close to local shop/post office, regular buses into Brighton/Eastbourne, Walmer Road park and Chyngton primary school.

As you approach the property there is a block paved driveway providing ample off street parking for 4-5 cars. The entrance vestibule has a radiator, stairs to the first floor and connecting door to the lounge which has a gas fire with brick surround making a nice focal point, radiator and sliding doors to the conservatory, which also has a radiator and double doors out to the south/east facing garden.

The kitchen has a good range of wall/base cupboards, complemented by working surface with inset sink, appliance space for fridge/freezer, washing machine and dish washer. There is a cooker space with extractor hood and window with door out to the rear garden.

From the kitchen there is a connecting door to the separate dining room, which could also be used as an occasional bedroom four. There is a large understair cupboard, radiator, window to front and door to the side access.

On the first floor landing there is loft hatch and access to the bedrooms. The master bedroom has a fitted wardrobe, radiator and open aspect views. Bedroom two has a radiator and window to front aspect, with bedroom three also a good size double with outlook over the rear garden.

The bathroom comprises bath, WC, wash basin, separate shower cubicle, radiator, airing cupboard and tiled walls. Outside the attractive rear garden has a favoured south/east aspect with patio area, gated side access, level lawn with well stocked raised flower borders, further terraced area with raised brick planters and timber shed.



Energy Rating - D

Council Tax Band- C

moreinfo...



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