



16 Downsview Road, Seaford, East Sussex, BN25 4PT

**16 Downsview Road,
Seaford, East Sussex,
BN25 4PT**

£800,000

A beautifully presented three bedroom, three reception room detached character house with the most stunning rear garden. Further benefits include Seaford Head views whilst being located in one of Seaford's most premier roads.

Built in the 1930's this detached house offers spacious light and bright accommodation throughout comprising; A welcoming entrance hall, living room with gas fire and decorative surround, window to the front aspect. The spacious dining room over looks the front and offers an internal door to the garage. The rear facing kitchen has matching wall and base cupboards, window over looking the rear and door leading to the conservatory which further opens onto the garden. A utility room and downstairs cloakroom completes the ground floor.

To the first floor there are three bedrooms, master with ensuite shower room, views to Seaford

Head, further family bathroom/wc and spacious landing.

Outside the house offers off road parking leading to the garage, remainder lawn area and path to the front door. The beautiful rear garden is a real feature to the house being mainly laid to lawn, established flower bed borders with secluded seating areas, 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.









Entrance Porch

Entrance Hall

Living Room

17'5" x 12'11" (5.31m x 3.94m)

Kitchen/Breakfast Room

15'10" x 11'7" (4.83m x 3.53m)

Dining Room

12" x 11'11" (3.66m x 3.63m)

Conservatory

12'7" x 10'8" (3.84m x 3.25m)

Cloakroom

Utility

12'7" x 8'7" (3.84m x 2.62m)

Landing

Bedroom One

18'1" x 12'11" (5.51m x 3.94m)

En-Suite

Bedroom Two

15'9" x 11'11" (4.80m x 3.63m)

Bedroom Three

12'7" x 11'7" (3.84m x 3.53m)

Bathroom

Separate WC

Front Garden

Rear Garden

Garage

16'2" x 6'7" (4.93m x 2.01m)

EPC: D

Council Tax Band: F





16 Downsview Road, BN25

Approximate Gross Internal Floor Area = 158.28 sq m / 1706 sq ft

Garage = 12.89 sq m / 139 sq ft

Total = 171.17 sq m / 1845 sq ft

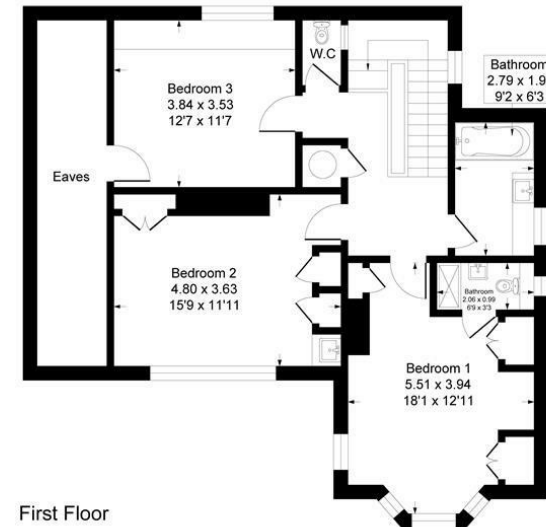
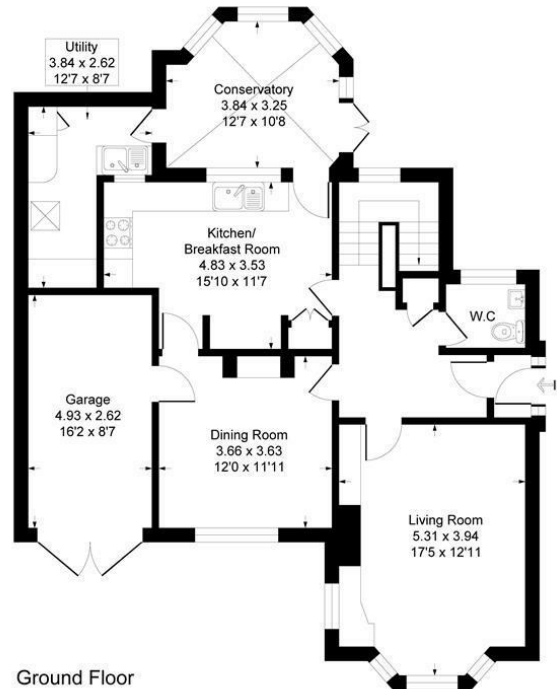


Illustration for identification purposes only, measurements are approximate, not to scale

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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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