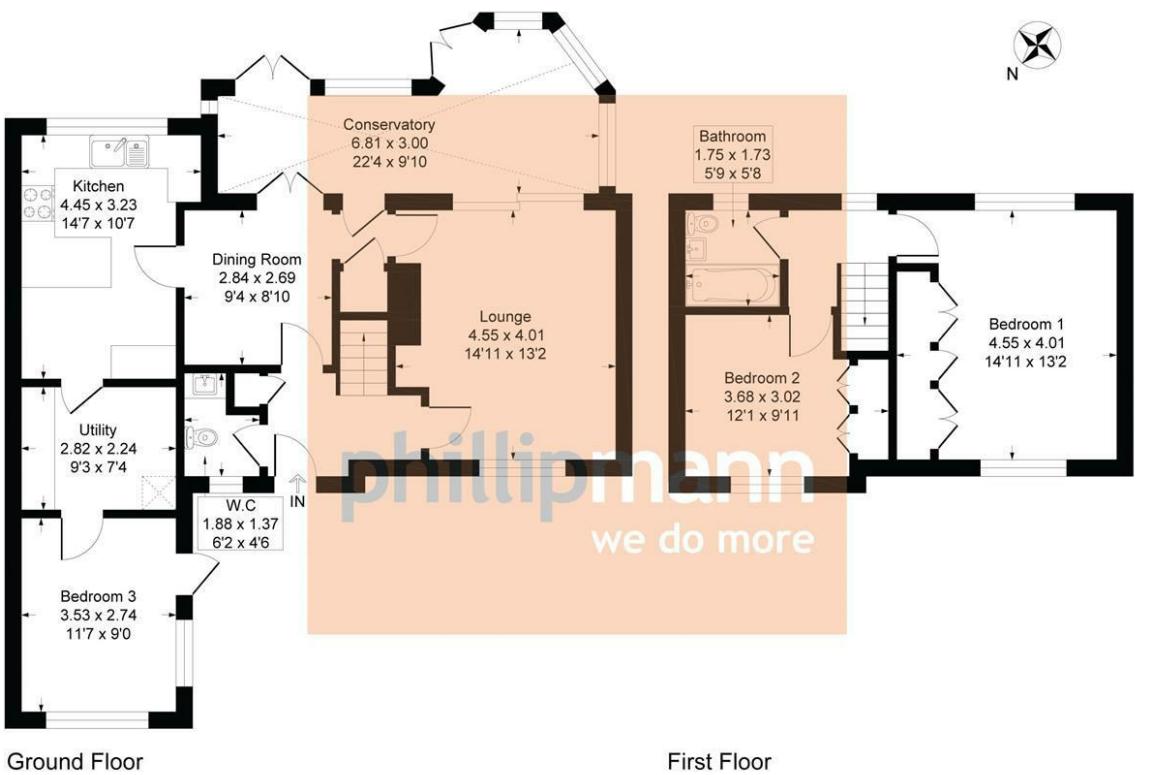


24 Grove Road, BN25 1TP  
Approximate Gross Internal Floor Area = 121.83 sq m / 1311 sq ft



Ground Floor

First Floor

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

## local knowledge...

Grove Road is an attractive tree lined road within a short walk of the town centre which offers a good range of shops, restaurants and tea rooms, along with Seaford train station having good links to Gatwick/London Victoria and the uncommercialised beach and Esplanade. There is a regular bus service to Brighton/Eastbourne and easy access to the South Downs National Park.

## more info...

### Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
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# inbrief...

This charming detached family house is located in a sought after tree lined road within walking distance of the town centre. Standing in mature and secluded gardens with a south/east aspect the property has off street parking and enclosed front courtyard, 3 double bedrooms, lounge, dining room, kitchen/breakfast room, utility room, bathroom/WC and cloakroom/WC.

**Style:** Detached Family House  
**Bedrooms:** 3 Double Bedrooms  
**Reception rooms:** Lounge & Dining Room  
**Area:** 121.83 SQ M/1311 SQ FT  
**Outside:** Secluded Sunny Aspect Garden  
**Parking:** Off Street Parking  
**Energy rating:** D  
**Council Tax Band:** D



# more detail...

As you approach the property there is a 5 bar gate which gives access to off street parking and an enclosed front courtyard with seating area's and well established planting which provides seclusion.

The canopied front entrance door leads to a spacious hall with stairs to the first floor and cloakroom/WC. There is large scope to extend to the side subject to planning permissions.

The well appointed lounge has dual aspect windows which create a lot of natural light, a feature brick fire place with electric fire and full width sliding glass doors to the conservatory. There is a separate dining room which also has a connecting door to the conservatory.

The kitchen/breakfast room has a good range of wall/base cupboards, complemented by ample working surface and breakfast bar. There is a ceramic hob, extractor and electric oven, sink unit and space for washing machine, tiled flooring and window with outlook over the rear garden.

There is a very useful utility room which offers additional appliance space, work surface and houses the modern central heating boiler.

Bedroom three is located on the ground floor and has a dual aspect, wash basin and door to the front courtyard.

The full width conservatory has two sets of double doors out to the rear garden and is ideal for entertaining.

On the first floor landing there is a picture window, loft access with drop down ladder and family bathroom comprising a bath with glass screen and electric shower, pedestal wash basin, WC and tiled walls.

The good size main bedroom has dual aspect windows and a full bank of fitted wardrobes. Bedroom two is also a good size double and houses the airing cupboard and double wardrobe.

A particular feature of the property is the secluded rear garden which has a sunny south/east aspect. The level lawn has a fence border with well established planting, there is a large shed with power and work bench, tap and gated side access.



To book an appointment to view this property or for further information please contact the office on 01323 898666.