

3 Meads Road, BN25 1SY
 Approximate Gross Internal Floor Area = 183.94 sq m / 1980 sq ft
 Outbuilding Area = 9.10 sq m / 98 sq ft
 Total Area = 193.05 sq m / 2078 sq ft

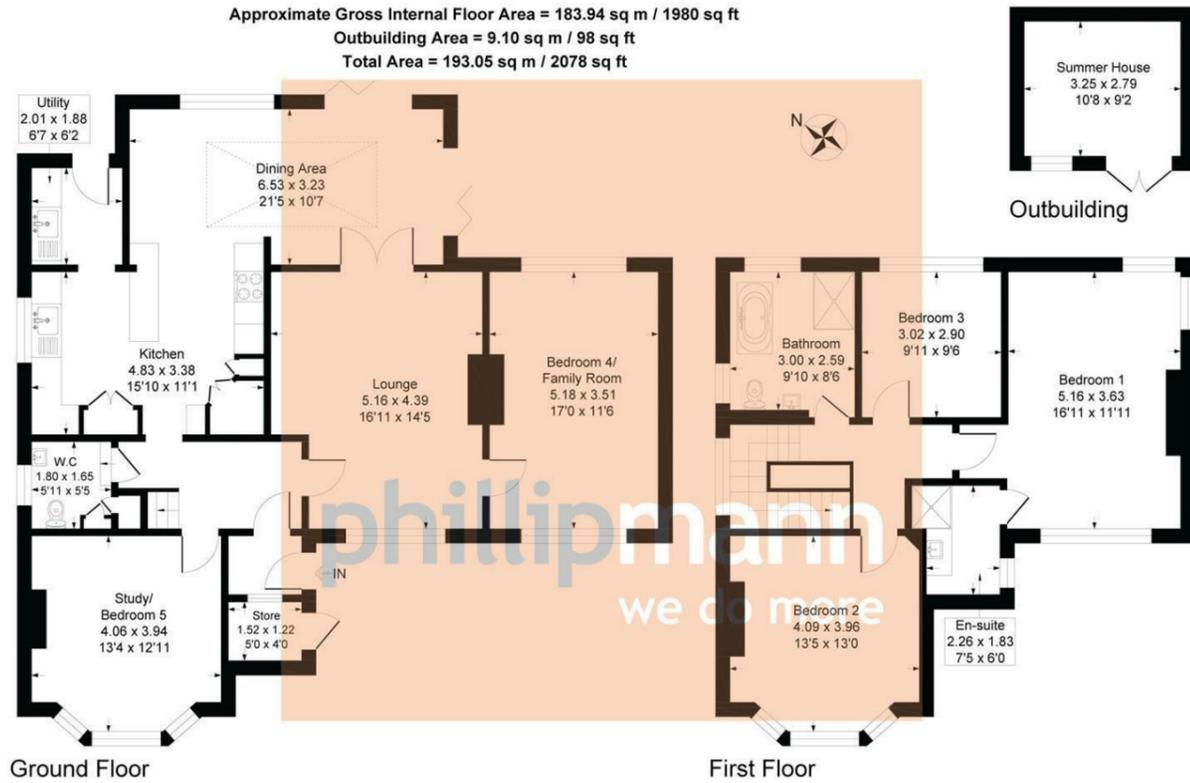


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

Close Level Walk to Seaford Town
 3, Meads Road, Seaford, BN25 1SY



local knowledge...

Meads Road is a sought after location within a level walk to Seaford town which offers a good range of shops, pubs, tea rooms and restaurants. There is a train station with links to Gatwick/London Victoria, regular bus service and uncommercialised beach and Esplanade.

more info...

Phillip Mann Seaford Office

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inbrief...

This detached property is conveniently located within a level walk to the town in a sought after residential location on a quiet no-through road. The spacious extended accommodation comprises 4 double bedrooms, lounge, study/bed 4, play room/bedroom 5, open plan kitchen/dining/family room, bathroom, en-suite shower, cloakroom/WC, off street parking and gardens.

Style:	Detached 'Sussex' Style House
Bedrooms:	4 Double Bedrooms
Reception rooms:	Lounge, Play Room
Area:	193.05 SQM/2028 SQ FT
Outside:	Secluded Level Garden
Parking:	Ample Parking
Energy rating:	D
Council Tax Band:	F

moredetail...

This attractive detached property, built in the traditional 'Sussex' style is conveniently located within an easy level walk to Seaford town and is on a quiet no-through road. Having spacious extended living accommodation the property has been subject to considerable updating to an exceptionally high standard by the current owners and the many benefits include modern 'contemporary' bathrooms, fully integrated kitchen and utility room and open plan dining/family room with Bi-fold doors. As you approach the property there is ample off street parking for several cars. The entrance vestibule leads you into a spacious hall which has Cloakroom/WC and 'Karndean' style flooring that extends to the principal rooms. The lounge has a feature polished stone fireplace with log burner and connecting door to the dining area and play room which has dual aspect windows. There is a further reception room currently arranged as a study but would make an ideal fourth bedroom and has built in cupboards and book shelving. A particular feature is the open plan kitchen/family/dining area. The kitchen is well equipped with a range of 'Shaker' style cupboards, complemented by 'Corian' working surface and breakfast bar. There are integrated appliances to include gas hob and extractor canopy, double oven/microwave, larder fridge and freezer, wine fridge and concealed pantry. The separate utility room has further appliance space and door to rear garden. The family/dining room is a great space for entertaining and has a vaulted ceiling with lantern window and bi-fold doors out to the rear decking. On the first floor there is the family bathroom with free standing 'slipper' bath and walk in shower. The dual aspect main bedroom has distant views of Seaford Head and en-suite wet room. There are two further double bedrooms with aspect to the front and rear of the property. The rear garden has wrap around composite decking with pergola, level lawn with raised flower borders and summer house.



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

