

24 Southdown Road, BN25 4PE

Approximate Gross Internal Floor Area = 143.62 sq m / 1546 sq ft

Garage Area = 16.61 sq m / 179 sq ft

Total Area = 160.24 sq m / 1725 sq ft

4

BED

Four Bedroom Home Situated In A Great Spot

24, Southdown Road, Seaford, BN25 4PD



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



## localknowledge...

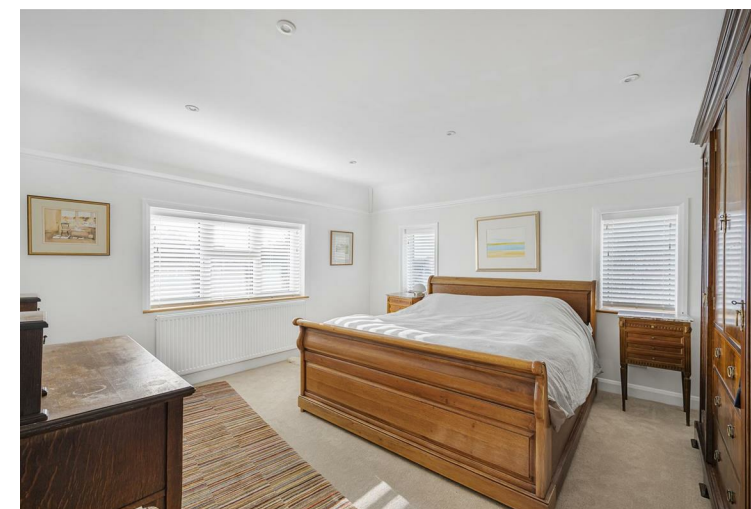
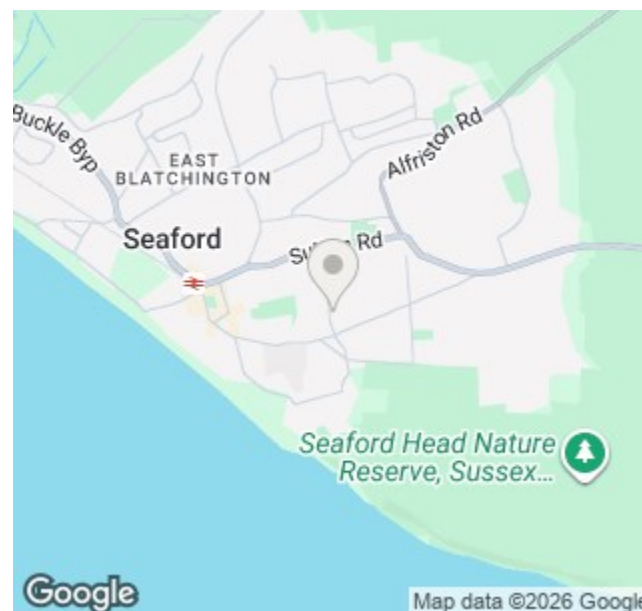
The property is located in the popular south east corner of Seaford, within easy walking distance of the South Downs National Park, Seaford Head Golf Course and a regular bus service into Brighton and Eastbourne. Seaford town centre with its amenities, seafront and main line railway station is within a half mile.

## moreinfo...

Phillip Mann Seaford Office

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

This attractive 1930's built detached property. located in the sought after south/east corner of Seaford stands in good size mature gardens and has spacious accommodation which comprises in brief reception hall, lounge, Kitchen / Diner, four bedrooms, bathroom, Ensuite shower room and separate WC. There is a garage and off street parking.

|                   |                                |
|-------------------|--------------------------------|
| Style:            | Detached House                 |
| Bedrooms:         | Four Bedrooms                  |
| Reception rooms:  | Lounge and Kitchen Dining Room |
| Area:             | 160.24 SQ M/ 1725 SQ FT        |
| Outside:          | Good Size Mature Gardens       |
| Parking:          | Garage and Driveway            |
| Energy rating:    | D                              |
| Council Tax Band: | F                              |

moredetail...

\*\*\*GUIDE PRICE £730,000-£750,000\*\*\*

An impeccably maintained detached family home in one of Seaford's most popular areas, with additional amenities including extra off-road parking, a southerly aspect rear garden, and character features. An opportunity to buy a house in the desirable southeast area of Seaford, adjacent to Seaford Head Golf Course and a level walk to the town center, railway station, and beachfront, all within one mile. No Ongoing Chain

The current owner has recently remodeled this spacious, open, and bright house to a high standard, with internal accommodation consisting of a welcome entrance hall, two reception rooms, including a double aspect living room with fireplace and hard wood flooring. The modern kitchen dining room overlooks and leads to the south-facing garden. The kitchen area features matching wall and base cupboards, some integrated appliances, space for a rangemaster, and a central island with seating. Further ground floor rooms include a utility room with a washing machine and a condenser tumble dryer, as well as a cloakroom/WC.

The first level features four bedrooms, which are all of a great size boasting great family accomodation, including a master suite with a modern en-suite shower room and a modern family bathroom.

Additional features include a complete rewire and repoint, as well as new plumbing and radiators, new boiler 2025, EV Charging Point and secluded rear garden.

Outside, there is plenty of off-road parking leading to the garage, path, and front door. The large and secluded garden is to the rear, side, and front, facing south and west, and is mostly set to lawn with a variety of plants and shrubs, with additional patio seating areas and a pergola.

What the owner says...

"A stunning property in such a convenient location, this home has been a great size for us and it can be utilised in many ways!"





TO BOOK AN APPOINTMENT PLEASE  
CALL 01323 898666 OR EMAIL  
SEAFORD@PHILLIPMANN.COM



Bear in mind...

This property is being sold with NO ONGOING CHAIN and has been renovated tremendously by the current owner.