



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

4
BED

Close to Town and Train Station
 1, Grove Road, Seaford, BN25 1TP



localknowledge...

Located in a sought after tree lined road within a close level walk of Seaford town centre which offers a wide range of shops, restaurants, tea rooms and pubs, along with Morrison's store, train station with links to Gatwick/London Victoria and Seaford beach front.

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
 01323 898666

To see more details on this & all our homes go to
www.phillipmann.com



we do more...
 keeping
 customers
 happy

No.1 sellers
 in Seaford, Newhaven
 and Peacehaven

Price £950,000
 Freehold

phillipmann
 we do more

inbrief...

This substantial detached house is conveniently located within the heart of the town, standing on a commanding elevated plot and boasts spacious accommodation comprising in brief 4 double bedrooms, attic room, 3 bathrooms, lounge, dining room, kitchen and utility room, boot room, cloakroom/WC, garage and adjoining studio room, ample parking.

Style:	Substantial Detached House
Bedrooms:	4 Double Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	258.22 SQM/2780 SQF
Outside:	Wrap Around Gardens
Parking:	Garage and Ample Parking
Energy rating:	D
Council Tax Band:	G



www.phillipmann.com

moredetail...

This substantial detached property with a unique location in the heart of the town boasts a wealth of charm and character, and stands on a commanding elevated plot with wrap around gardens which have various seating area's, enclosed side courtyard, summer house and green house. There is ample parking to a detached garage which has an inspection pit and adjoining studio room with Bi-fold doors which would make an ideal garden office. Further benefits include double glazed windows, gas central heating with modern boiler and pressurised water system and contemporary style bathrooms.

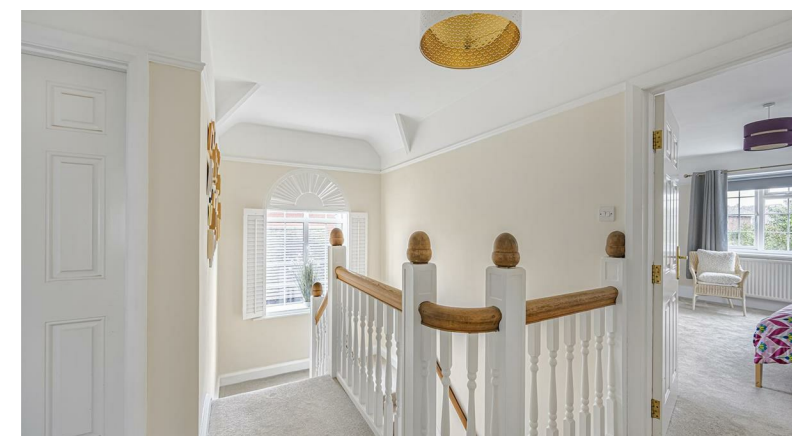
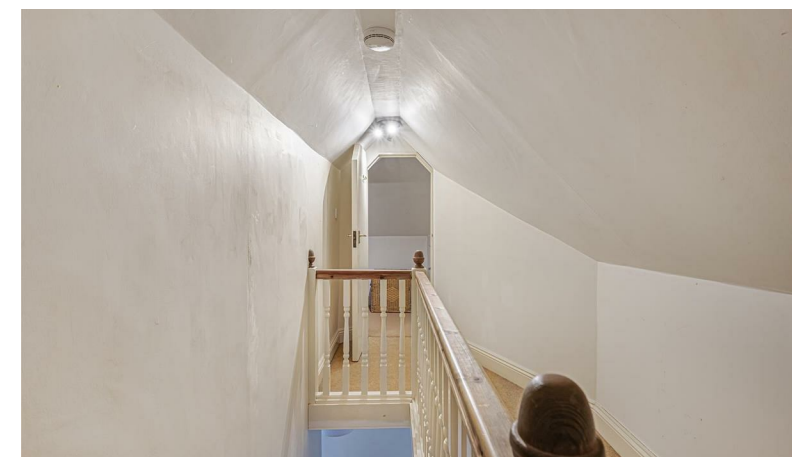
As you enter the property you are greeted by an impressive reception hall with Quarry tiled flooring and turn staircase to the first floor. There is a cloakroom/WC which has access to the side courtyard. The dual aspect lounge has a pleasant outlook over the gardens and a feature fireplace, there is solid oak flooring which extends to the dual aspect dining room which has double doors onto the garden and 'inglenook' fireplace which makes a nice focal point.

The kitchen has a range of original fitted cupboards and dresser units complemented by ample working surface and slate flooring. There is an inset 'Butler' style sink, range cooker, ample appliance space and walk in larder cupboard. The separate utility room has sink and further appliance space whilst the adjoining boot room gives access to the enclosed side courtyard.

From the spacious first floor landing there is the main family bathroom with modern suite having a bath with separate shower cubicle and separate WC.

The master bedroom boasts elevated views over the town and an EN-SUITE shower/WC. The dual aspect guest bedroom has fitted wardrobes and EN-SUITE shower room/WC, whilst there are two further double bedrooms on this floor.

From the landing stairs rise to the second floor which has access to eves storage and space for a work station along with separate 'attic' room ideal for a teenager.



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



www.phillipmann.com