

33 Connaught Road, BN25 2PU
 Approximate Gross Internal Floor Area = 148.70 sq m / 1601 sq ft
 Garage Area = 12.07 sq m / 130 sq ft
 Total Area = 160.77 sq m / 1731 sq ft

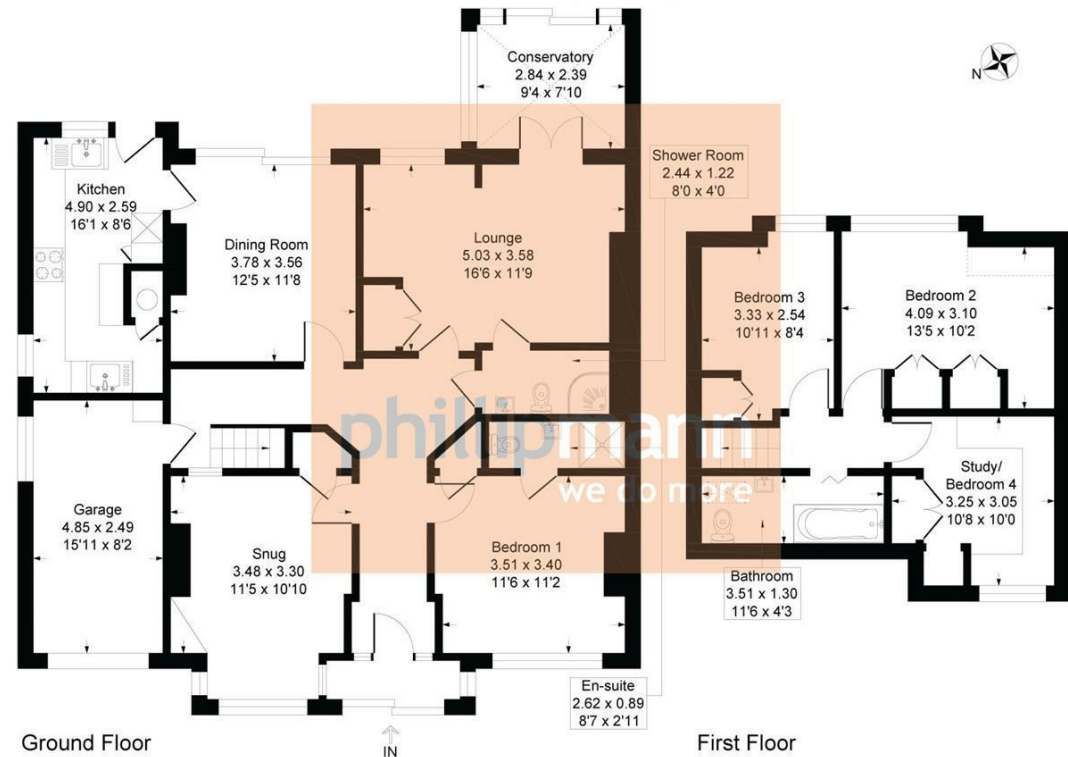


Illustration for identification purposes only, measurements are approximate, not to scale

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BED

Close to Beach and Town
 33, Connaught Road, Seaford, BN25 2PU



localknowledge...

Connaught Road is conveniently located just off the Esplanade and within a short walk to local shops and buses whilst Seaford town and train station with links to Gatwick/London Victoria is within a 15 minute walk. The 'Salts' recreation ground is close by and access to the iconic South Downs National Park.



moreinfo...

Phillip Mann Seaford Office

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

This deceptively spacious semi detached property has versatile accommodation and is located just a stones throw from the beach and Esplanade. The accommodation in brief comprises 4 bedrooms, lounge, 2nd reception room/bedroom, dining room, kitchen, GF shower/WC, en-suite shower/WC, family bathroom/WC, garage and south aspect gardens.

Style:	Semi-Detached Property
Bedrooms:	4 Bedrooms
Reception rooms:	2/3 Reception Rooms
Area:	160.77 SQ M/1731 SQ FT
Outside:	South Aspect Garden
Parking:	Garage and Parking
Energy rating:	D
Council Tax Band:	E

moredetail...

This deceptively spacious semi detached property is conveniently located just a 'stones throw' from the beach and Esplanade and within close walking distance of the 'Salts' recreation ground and local shops and buses. Having versatile accommodation with a ground floor en-suite bedroom and benefiting from gas central heating with modern boiler, double glazed windows and good size south aspect rear garden.

As you approach the property there is a low maintenance front garden and off street parking to the garage which houses the boiler and has an integral door to the property. There is a useful entrance porch for coats and boots which leads to the hallway which has polished wood flooring extending to the principal rooms. From here there is a separate shower room/WC with modern suite.

At the front of the property is the second lounge/occasional bedroom which has a feature brick and wood fire surround and bay window with box shutters. Adjacent to this is the main bedroom with en-suite shower/WC, recessed wardrobe and window with box shutters.

To the rear of the property is the main lounge having a pleasant outlook over the rear garden, there is a feature cast iron/wood fire place and double doors to an adjoining sun loggia.

The formal dining room has sliding doors onto the rear patio and connecting door to the kitchen.

Fitted with a good range of 'Shaker' style wall/base cupboards, complemented by ample working surface and breakfast bar. There is an inset sink, gas hob and extractor canopy, double electric oven, integrated dish washer, space for fridge and door to rear garden.

On the first floor landing there is loft access and family bathroom with modern suite. The two main bedrooms on this floor have lovely views of the sea and Seaford Head whilst bedroom four is currently used as a craft room.

A particular feature is the south aspect rear garden. There is a full width patio with gated side access, level area of secluded lawn, green house, summer house and shed.



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

