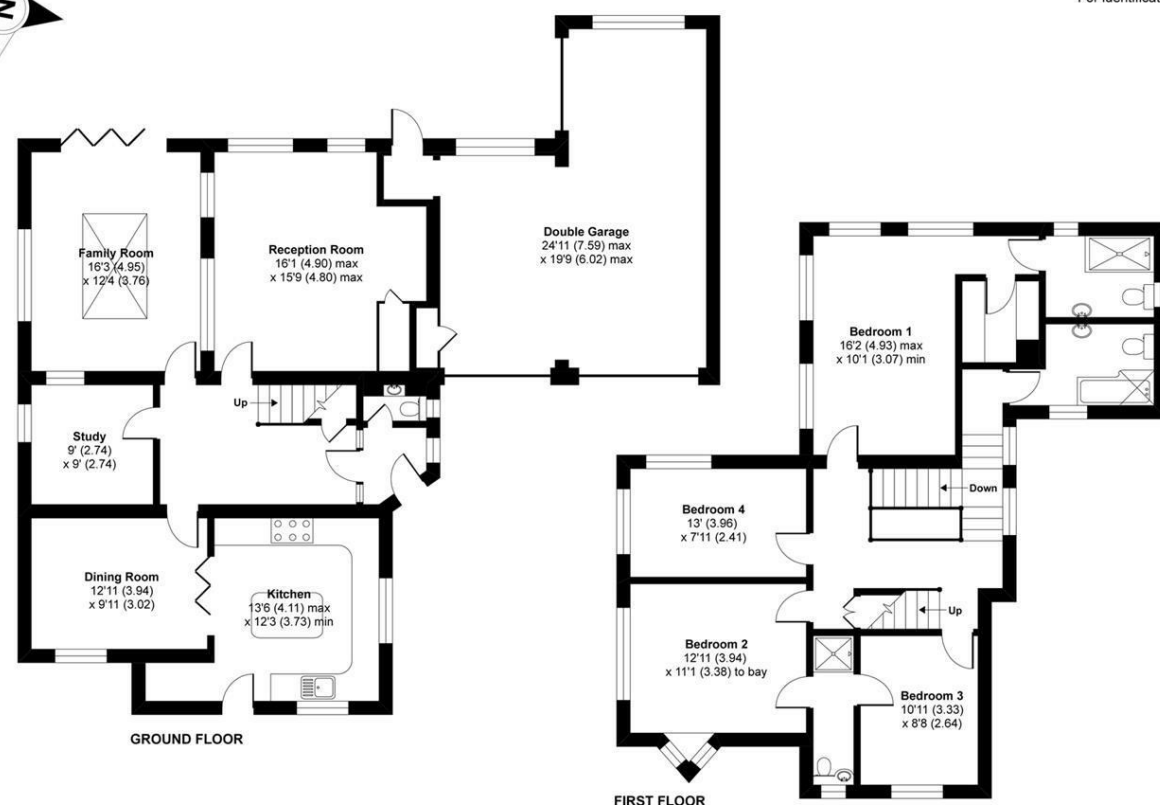




Gable End Cottage, Arundel Road, Seaford, BN25

Approximate Area = 2439 sq ft / 226.6 sq m (includes garage)
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Phillip Mann Estate Agents. REF: 635807

localknowledge...

Arundel Road is located in the popular 'south/east corner' of Seaford and is ideally situated for access to a regular bus service to Brighton/Eastbourne and is within a short walk of picturesque country walks on the iconic 'south downs national park'. The town is within a mile of the property and offers a wide range of shops, train station and access to the beach and Esplanade.

moreinfo...

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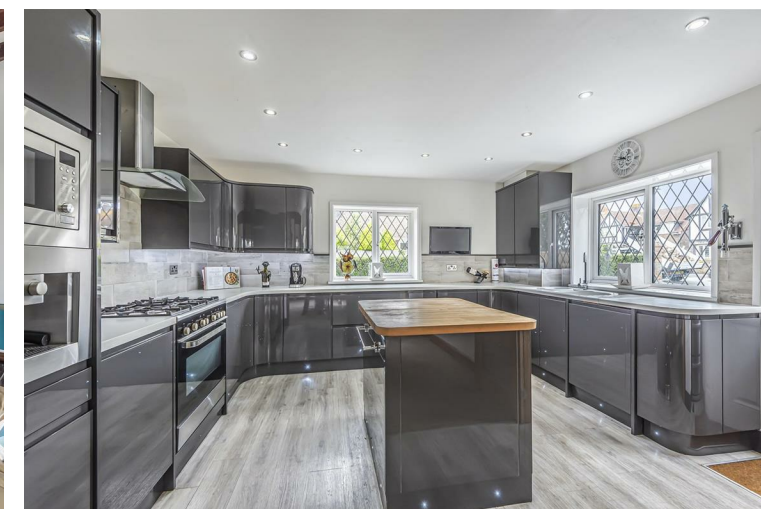
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4

BED

Popular South/East Corner Gable End Cottage , Arundel Road, Seaford, BN25 4PS



£750,000

Freehold

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inbrief...

This charming character property is built in the traditional 'Sussex style' and retains many of the original features to include exposed oak beams, internal doors and inglenook fireplace. The extensive accommodation comprises sitting room, snug, study, kitchen/dining room, 4 bedrooms, en-suite shower and walk-in wardrobe, family bathroom, separate shower room, double garage, ample parking and good size west aspect garden.

Style:	Detached Character House
Bedrooms:	4 Bedrooms
Reception rooms:	3 Reception Rooms
Area:	2439 SQ FT/226.6 SQ M
Outside:	South/West Garden
Parking:	Double Garage
Energy rating:	C
Council Tax Band:	F

moredetail...

This charming character property is built in the traditional 'Sussex style' and has tremendous curb appeal, being well set back from the road and approached by a sweeping gravel drive providing ample parking to the twin garages. The entrance vestibule leads to the impressive hallway which has a wealth of exposed oak beams and turn staircase to the first floor. There is a cloakroom/WC and access to the main reception rooms. The sitting room has a lantern style roof window and full width Bi-fold doors which open onto the rear patio. The adjacent snug has an impressive 'inglenook' fire place with log burner, exposed beams and outlook over the garden. There is a good size study, ideal if working from home and a well appointed kitchen/dining room.

The kitchen has an extensive range of high gloss cupboards, complemented by 'Corian' working surface and island bar with integrated dish washer and wine cooler. There is a range cooker, washing machine, microwave, coffee maker and recessed double fridge/freezer. There is a door to the front of the property and sliding doors to divide from the dining room.

On the first floor landing there is an enclosed staircase to the large part boarded attic which would be ideal for conversion (STPC) and family bathroom/WC with contemporary style suite. The main bedroom suite has a walk-in wardrobe and en-suite shower room/WC. There are three further bedrooms with a 'Jack n Jill' en-suite shower room/WC to bedrooms three and four. A particular feature of the property is the good size level rear garden which has a south/west aspect and full width patio area. There is a large summer house which is insulated with power which would make an ideal home office, brick outhouse/BBQ along with further patio at the bottom of the garden.



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

What the owner says...

Type your text here



Bear in mind...

The vendors are moving to a new build property so can offer a chain free transaction.