



4  
BED

Walking Distance to Town and Station  
4, Kedale Road, Seaford, BN25 2BY



## localknowledge...

Located within an easy walk to the town centre and train station with links to Gatwick/London Victoria. The Esplanade and beach are within a 10 minuet walk whilst the town offers a good range of shops, tea rooms, restaurants and pubs.

## moreinfo...

Phillip Mann Seaford Office

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## inbrief...

This spacious detached property is conveniently located within an easy walk to the town centre and offers spacious accommodation comprising 4 double bedrooms, sitting room, dining room, snug, orangery, kitchen with appliances, 32' x 16' heated swimming pool, en-suite shower, family bathroom, ground floor shower/WC, double length garage and driveway.

Style:	Detached House
Bedrooms:	4 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	
Outside:	Garden with Swimming Pool
Parking:	Double Length Garage
Energy rating:	D
Council Tax Band:	E

## moredetail...

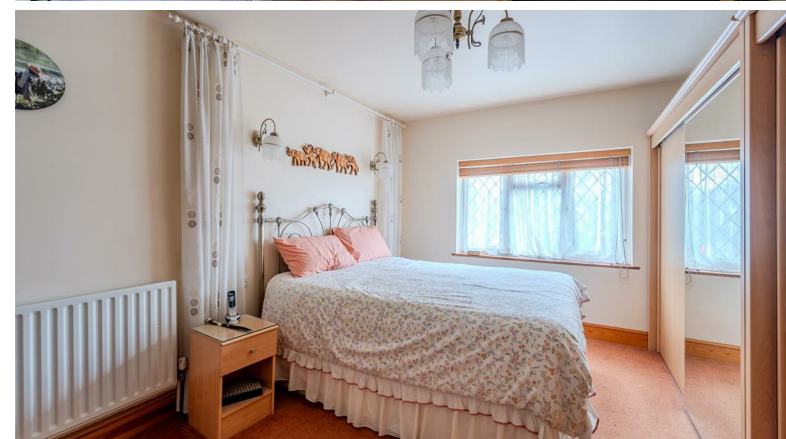
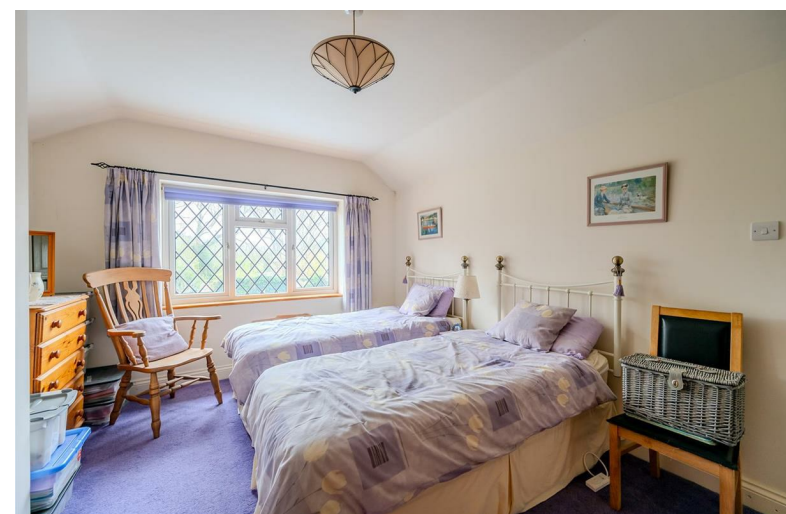
This substantial detached house is conveniently located within close proximity to the town and train station, whilst seafood beach and esplanade are within a 10 minute walk. The property has many benefits to include a 32' x 16' heated swimming pool, kitchen with integrated appliances, full width orangery, en-suite to the master bedroom, double glazed windows, gas central heating and double length garage.

As you approach the property there is a block paved driveway with off street parking to the garage. The entrance porch leads to the hall which has stairs to the first floor with storage under. There is a cloakroom/WC with separate shower cubicle.

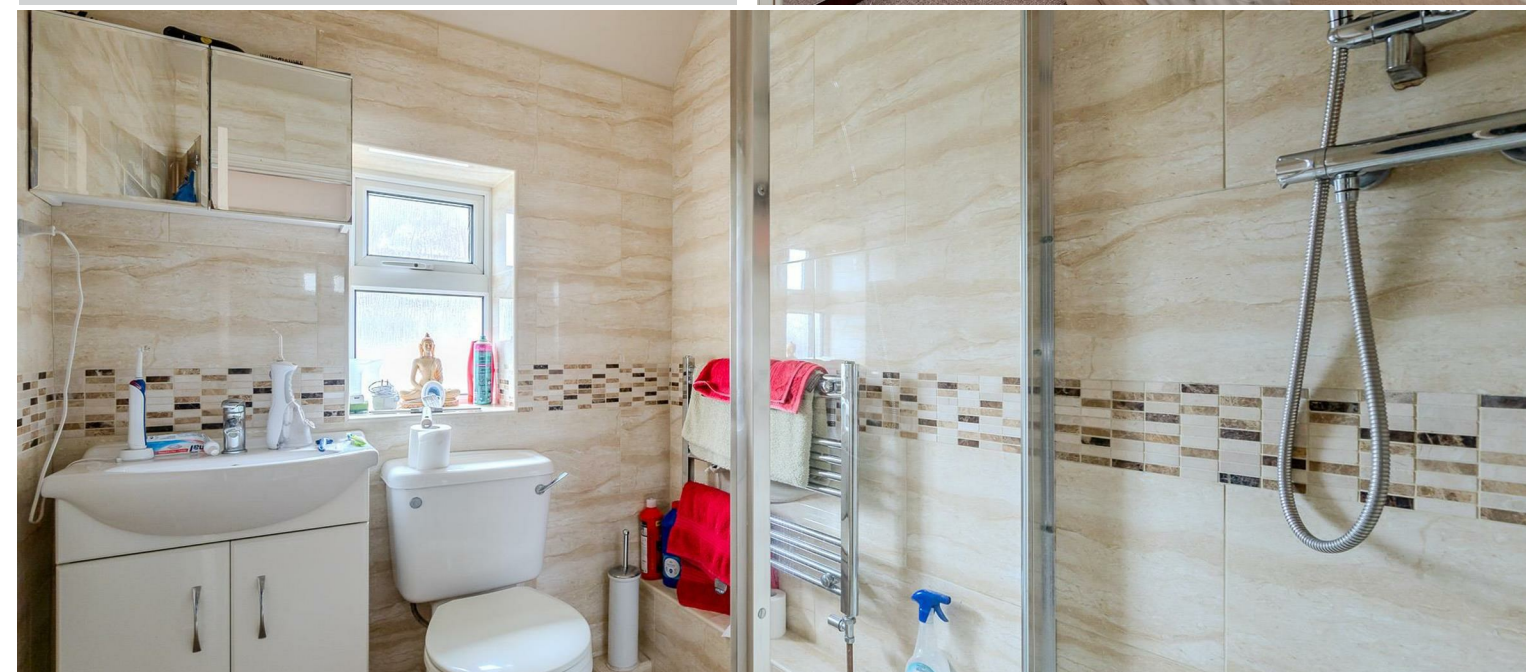
To the front of the property there is a cosy snug with south/west aspect window and dining room which has double doors to the good size sitting room which has a feature exposed brick 'inglenook' fireplace with log burner and double doors to the orangery, which runs the full width of the property and has two sets of double doors to the garden, a vaulted ceiling with 'lantern' sky light windows and there is an integrated larder fridge and freezer along with a utility cupboard with appliance space. The kitchen/breakfast room is well fitted with a good range of cupboards and has integrated appliances to include ceramic hob with extractor hood, double 'Neff' oven and integrated dish washer, freezer and 2 fridges.

On the first floor landing there is loft access and eves cupboard. The master bedroom has an outlook over the rear garden and an en-suite shower room/WC. There are three further double bedrooms and a family bathroom on this floor.

Outside the secluded rear garden has an area of level lawn with well stocked flower borders and a range of fruit trees. To the rear of the double length garage there is a 'gardeners toilet'. A particular feature of the property is the sunken 32' x 16' heated swimming pool which has a wrap around terrace with ample seating area, ideal for 'al-fresco' entertaining.



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



## Bear in mind...

The vendor has found a property to buy so can offer a chain free sale on Kedale Road.