



Total area: approx. 176.9 sq. metres (1904.2 sq. feet)
This floor plan is for illustrative purposes only. All measurements are approximate.

localknowledge...
Belgrave Road is situated approximately 0.25 miles from Seaford town. With buses to Brighton and Eastbourne and train station close by with links to London via Lewes. Seaford town offers a good variety of shops, pubs, cafes and restaurants, a delightful seafront and iconic Seaford and Beachy Head walks, the Cuckmere River and South Downs National Park.

moreinfo...
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BED

A Family Home with Annex Potential
19A, Belgrave Road, Seaford, BN25 2EJ



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Price £700,000
Freehold

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inbrief...

A spacious and extended detached family home situated in a desirable location in Seaford. The accommodation comprises a large living room with dining area, family room, separate dining room/bedroom, downstairs office and cloakroom, fitted kitchen and utility room. Upstairs there are 4 double bedrooms, all with built in wardrobes, a family bathroom and an additional study. Outside there are immaculate gardens with paved patio areas, a lawn with stocked borders, timber shed and side access. The front garden is open plan with ample parking and access to the garage.

Style:	Detached Family Home
Bedrooms:	4/5 Bedrooms
Reception rooms:	3 Reception Rooms
Area:	176.9 sq. meters (1904.2 sq.ft)
Outside:	Well Maintained Gardens
Parking:	Garage and Ample Parking
Energy rating:	C
Council Tax Band:	F



Bear in mind...

This property offers flexible accommodation throughout and is situated in a popular and convenient location close to, buses, the train station and Seaford beach.

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moredetail...

Phillip Mann estate agents are delighted to offer for sale this immaculate 4-5 bedroom detached family home. Situated in a popular residential area of Seaford, close to the town, buses to Brighton and Eastbourne, train station and beach. The property offers good size living accommodation throughout, gas central heating, double glazing, ample off road parking, a garage and immaculate gardens.

The entrance hall is spacious and welcoming with a radiator and useful under stairs cupboard. There is a modern fitted downstairs cloakroom w/c with a window to the front, a dining room and downstairs office or study with a side access door. The triple aspect living room is a bright and spacious room with a decorative fireplace and inset gas fire, television point and a radiator. The dining area has a serving hatch, radiator and window to the side while the rear family room has a full height window to the side, two radiators and doors to the rear garden. The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer set into the working surface, there is a built in oven and hob, space for an under counter fridge and dishwasher, larder cupboard, tiled walls and window to the rear. The utility room has working surface, plumbing and space below for a washing machine and tumble dryer, a modern wall mounted boiler and a window and door to the rear garden.

Upstairs there are 4 double bedrooms with built in wardrobes. The main bedroom is a good size room with wardrobes, a modern en-suite bathroom fitted with a bath with mixer taps and thermostatic shower over, w/c and wash hand basin, ladder towel rail, tiled walls and flooring and a window to the front. Bedroom two has a built wardrobe and overlooks the front with views towards Seaford Head, bedrooms three and four have wardrobes and overlook the rear. The family bathroom has been fitted with a panel bath, w/c and wash hand basin, tiled walls and flooring, towel rail and window to the rear.



For further details on this property or to arrange a viewing, please telephone our Seaford office on 01323 898666 or email us seaford@phillipmann.com



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