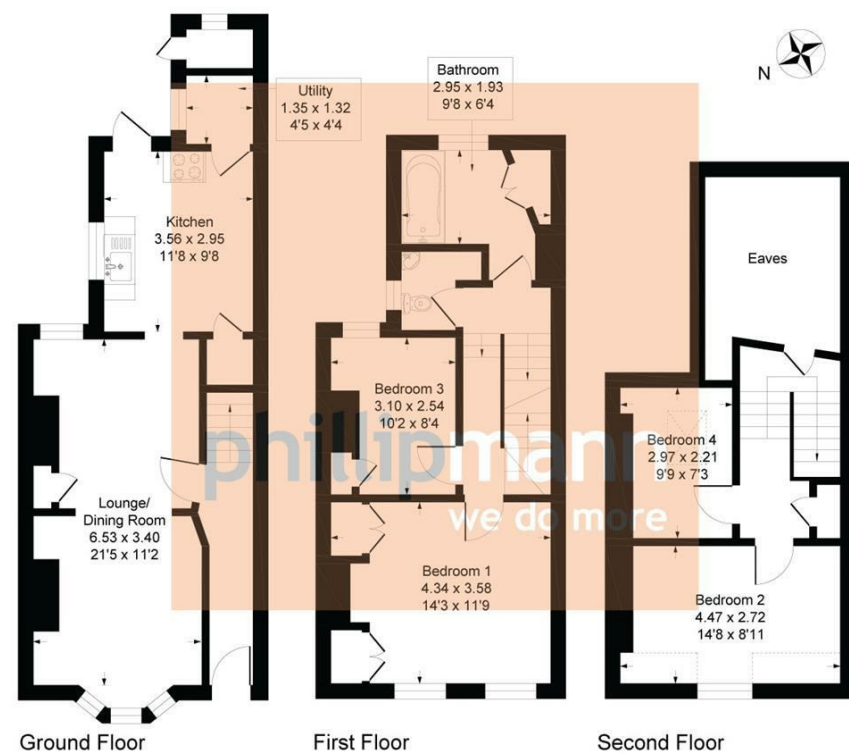


18 Blatchington Rd, BN25 2AA
Approximate Gross Internal Floor Area = 111.72 sq m / 1203 sq ft



localknowledge...

Conveniently located in the heart of the town centre and within easy access of the train station with links to Gatwick/London Victoria, Lewes and Brighton and a regular bus service to Brighton/Eastbourne, extensive range of shops, pubs and restaurants, whilst the beach and access to the 'iconic' South Downs is just a short walk away.

moreinfo...

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4
BED

Convenient Town Centre Location
18, Blatchington Road, Seaford, BN25 2AA



Price £425,000
Freehold

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inbrief...

This charming Victorian house, located in the heart of the town benefits from a wealth of original features in keeping with the period. The accommodation is arranged over three floors comprising lounge, dining room, kitchen, utility room, enclosed rear courtyard, 4 bedrooms, bathroom and separate WC.

Style:	3 Storey Town House
Bedrooms:	4 Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	111.72 SQ M/1203 SQ FT
Outside:	South Facing Courtyard
Parking:	On Street
Energy rating:	D
Council Tax Band:	C



moredetail...

This charming Victorian house benefits from a wealth of character features in keeping with the period to include cast iron and tile open fireplaces to principal rooms, stripped wooden flooring and pine internal doors, and has well planned accommodation arranged over three floors.

As you approach the property the front entrance door has a lovely stained glass insert and leads to the entrance hall with exposed wooden flooring that extends to the ground floor rooms, and attractive staircase to the first floor.

The lounge area has a feature open fireplace and bay window with open aspect views. The dining area has ample space for dining table and chairs and open fireplace.

The connecting kitchen has a range of bespoke floor standing units with solid oak working surface. There is a 'Butler' style sink with drawers and cupboards under, appliance space for fridge/freezer , range cooker, under stair store cupboard and door with access to the rear courtyard. There is a useful utility cupboard with space for washing machine and chest freezer.

The enclosed courtyard has a south/east aspect, there are brick raised flower beds a wood store and gated rear access with timber store/bike shed.

On the first floor landing there is a family bathroom and separate WC comprising a modern suite with cast iron bath and rain head shower over, wash basin and large linen cupboard housing the 'Ideal' combi boiler for constant hot water and heating.

The master bedroom has a feature fireplace with fitted wardrobes to alcoves and open aspect views over the surrounding area. Bedroom two is a double room with fitted wardrobe and window to rear.

On the second floor landing there is eves access to a good size loft space. There are two further bedrooms on this floor with bedroom three having lovely views towards the South Downs and Newhaven Harbour, whilst the fourth bedroom would make an ideal office/study.

Viewings come highly recommended and can be arranged via the sellers sole agent Phillip Mann.



To book a viewing on this property or for further information please contact the Seaford office on 01323 898666.

