

5  
BED

Quiet Cul-De-Sac Location  
3, Bydown, Seaford, BN25 3NF



Total area: approx. 197.2 sq. metres (2122.9 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.

## local knowledge...

Bydown is a quiet cul-de-sac located at the top of Sutton drove and near the junction of Alfriston Road, close to local shops, a regular bus service into Brighton/Eastbourne and 'Wave' leisure centre. Seaford town, train station and beach are within a mile of the property.

## more info...

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## inbrief...

This spacious detached property is located in a quiet cul-de-sac with a south/west facing garden and versatile accommodation comprising 5 bedrooms, sitting room, kitchen/dining room, sun room, study, reception room/occ bedroom with cloakroom/WC, utility room, shower room/WC, garage storage and ample off street parking.

Style:	Spacious Detached House
Bedrooms:	5 Bedrooms
Reception rooms:	3 Reception Rooms
Area:	197.2 SQ M/ 2122.9 SQ FT
Outside:	South/West Garden
Parking:	Ample Off Street Parking
Energy rating:	C
Council Tax Band:	F



## Bear in mind...

The property has versatile accommodation and would suit a growing family.

## more detail...

This spacious detached family house is located in a quiet cul-de-sac at the top of Sutton Drove. Well presented throughout the property has many benefits to include versatile accommodation, double glazed windows and Upvc fascias and soffits for a maintenance free exterior. Gas central heating, modern fitted kitchen with appliances and a low maintenance south/west facing garden.

As you approach the property there is a block paved driveway providing ample off street parking. The entrance hall has solid oak flooring which extends into the sitting room. Off the hall there is a study, ideal for working from home and adjacent to this is a further reception room/occasional bedroom with cloak room/WC. The sitting room has a pleasant outlook over the rear garden and recessed contemporary electric fire. The well appointed kitchen/dining room has an extensive range of wall/base units with various larder and store cupboards. There is ample granite working surface with breakfast bar and inset sink/drainer. Integrated appliances include a ceramic hob with extractor canopy, twin electric ovens, dish washer and double fridge/freezer. From the dining area there are sliding glass doors to the rear garden.

The sun room has sliding glass doors out to the rear garden and connecting utility room with a further range of fitted cupboards and work surface with inset sink. There is additional appliance space, 'Worcester' central heating boiler and connecting door to garage/storage space with electric roller door.

On the first floor landing there is loft access with ladder and shower room with glass shower, WC and wash basin in vanity unit. There are four double bedrooms, all having a good range of fitted wardrobes. Whilst Bedroom five would make an ideal nursery. Outside the rear garden has a full width patio and area of composite decking. There is a small area of lawn with raised flower beds for easy maintenance and attractive flint wall border. There is gated side access, lighting and tap.



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

## What the owner says...

"We love how close we are to local shops, the leisure centre and buses".

