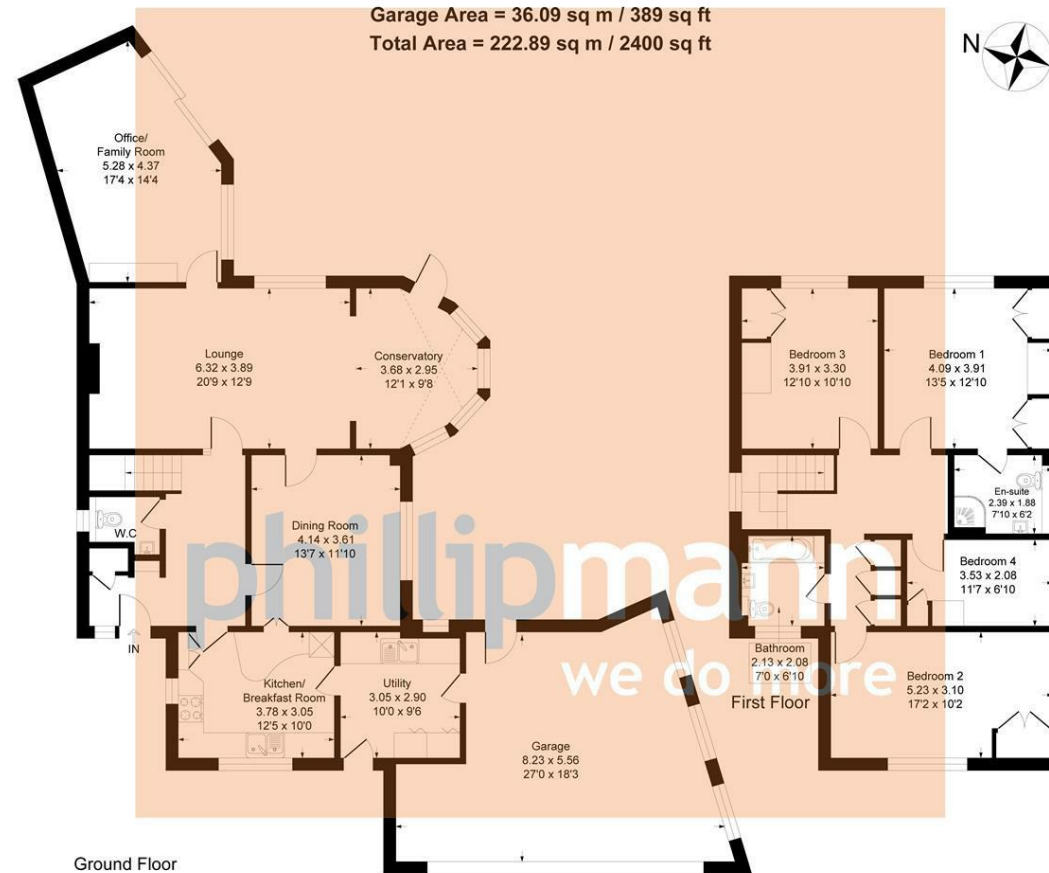


26 Southdown Road, BN25 4PG

Approximate Gross Internal Floor Area = 186.80 sq m / 2011 sq ft

Garage Area = 36.09 sq m / 389 sq ft

Total Area = 222.89 sq m / 2400 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

4

BED

A Unique Detached Family Home

26, Southdown Road, Seaford, BN25 4PG



localknowledge...

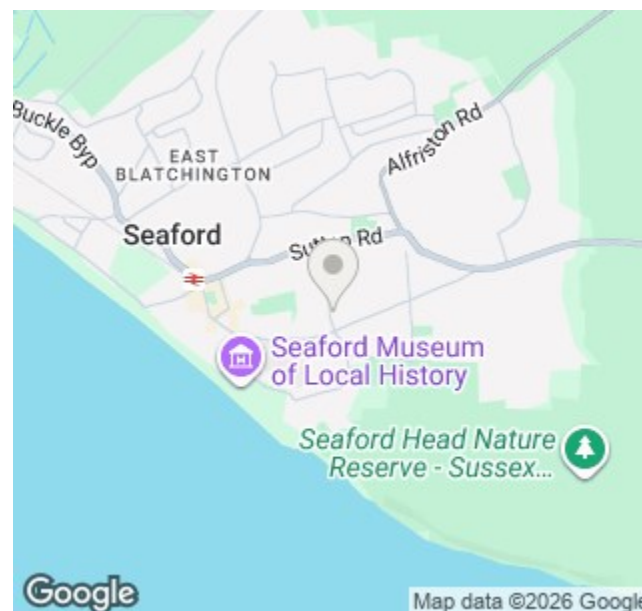
The property is located in the popular south east corner of Seaford, within easy walking distance of the South Downs National Park, Seaford Head Golf Course and a regular bus service into Brighton and Eastbourne. Seaford town centre with its amenities, seafront and main line railway station is within a half mile.

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
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inbrief...

A unique opportunity to purchase this individual detached family home. The ground floor accommodation comprises of a spacious entrance hall, downstairs cloakroom w/c, a large living room, family room or study, dining room, fitted kitchen and utility room. Upstairs there are 4 good size bedrooms, the Principle bedroom has a modern fitted ensuite shower room, there is also a well appointed family bathroom. Outside there are landscaped gardens, parking and a double garage.

Style:	Detached Family Home
Bedrooms:	4 Bedrooms
Reception rooms:	3 reception Rooms
Area:	2400 sq ft
Outside:	Landscaped Gardens
Parking:	Off Road & Double Garage
Energy rating:	D
Council Tax Band:	F

moredetail...

A unique opportunity to purchase this delightful, 4 bedroom family home. Situated in a popular residential area of Seaford, within easy reach of the town, golf course and buses to Brighton and Eastbourne. The entrance has a radiator, a cloaks cupboard and wood flooring. The cloakroom has been fitted with a w/c, wash hand basin set into a vanity unit, a ladder tower rail, towel rail and a window to the side.

The living room has an open fire with a brick surround and hearth, wood flooring and an opening into the conservatory which has full height windows and door to the rear garden. The family room has wood flooring and full height windows and doors to the rear garden. The dining room has a radiator, wood flooring and a window to the side.

The kitchen has been fitted with a good range of wall and base units with complimentary working surfaces, an inset sink and drainer with mixer taps and cupboards below, there is a built in dishwasher, a built in electric oven and hob with a filtered hood over, space for an upright fridge freezer, a breakfast bar and a window to the front and side. The adjoining utility room has an inset sink, plumbing and space for a washing machine and a tumble dryer, storage cupboards, tiled walls, a heated towel rail, a door to the front and a window to the rear.

There are stairs to the first floor with a stained glass window to the side, loft access and linen cupboards.

The principal bedroom has built in cupboards, a dressing table and a window to the rear. The ensuite has been fitted with an enclosed shower, a low level w/c, wash hand basin. ladder towel rail, tiled walls an a window to the side. Bedroom two has wardrobes and overlooks the front and side.

The third bedroom has built in cupboards and overlooks the rear while bedroom four also has built in cupboards and overlooks the side. The family bathroom has a panel bath with mixer taps and a shower attachment, a w/c, wash hand basin, a heated towel rail and a window to the side.



For further information on this property or to arrange a viewing please call our Seaford office on 01323 898666 or email seaford@phillipmann.com



Bear in mind...

This is a very rare and unique opportunity to purchase family home which has been in the same ownership since 1966!