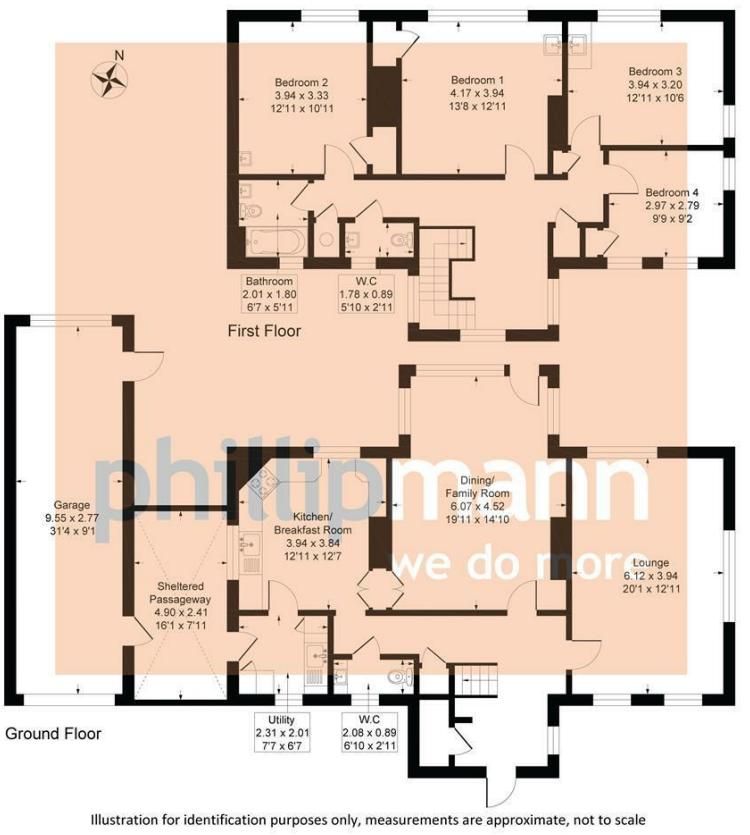


8 Green Walk, BN25 4LY
Approximate Gross Internal Floor Area = 174.35 sq m / 1877 sq ft
Garage Area = 26.44 sq m / 285 sq ft
Total Area = 200.79 sq m / 2162 sq ft



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

local knowledge...

The property is situated close to Seaford Head Golf Course and the South Downs National Park. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, railway station and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

more info...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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BED

Large South Aspect Garden
Felden 8, Green Walk, Seaford, BN25 4LY



Price £775,000

Freehold

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inbrief...

This detached house is full of charm and character and is located in one of Seaford's prime locations. The spacious accommodation comprises 4 double bedrooms, lounge, dining room, kitchen/breakfast room, utility room, cloakroom/WC, family bathroom/WC and separate WC. There is a large secluded rear garden with south aspect and double length garage.

Style:	Detached House
Bedrooms:	4 Double Bedrooms
Reception rooms:	Lounge & Dining Room
Area:	200.79 SQ M/2162 SQ FT
Outside:	Large Secluded Garden
Parking:	Double Length Garage
Energy rating:	C
Council Tax Band:	F



more detail...

This exceptional detached house offers a wealth of charm and character and is located in one of Seaford's prime locations and stands in good size established gardens with a southerly aspect. The property has spacious and extended accommodation and is offered with vacant possession.

As you approach the property there is an enclosed front garden and off street parking to a detached double length garage/workshop with pitched roof storage and door to rear garden.

The front entrance door has a feature solid oak canopy and leads to the spacious reception area. There is a polished oak staircase to the first floor, large recessed cloaks cupboard and cloakroom/WC. A dual aspect lounge has a pleasant outlook over the garden, polished wood floor and brick fireplace with open grate.

The separate extended dining room also has a feature brick open fireplace and full height doors to the garden.

Adjacent to the dining room is the kitchen/breakfast room which is fitted with a good range of wall/base cupboards. There is ample working surface with inset sink, electric cooker, integrated fridge, space for dish washer and window over the garden. There is a connecting door to the utility room which has a further range of fitted cupboards, sink, appliance space for washing machine and wall mounted 'Glow Worm' boiler. There is a door to the side access and enclosed lean-to which has a connecting door to the garage.

On the first floor there is an impressive galleried landing, dual aspect windows, loft access to large boarded attic space, separate WC and various store cupboards. There are 4 good size double bedrooms with the 3 main bedrooms all having views of Seaford Head and over the rear garden. There is also a family bathroom with WC.

A particular feature of the property is the large rear garden with a southerly aspect. There are well established trees and bushes which provide a good degree of seclusion, timber shed and gated side access.



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

