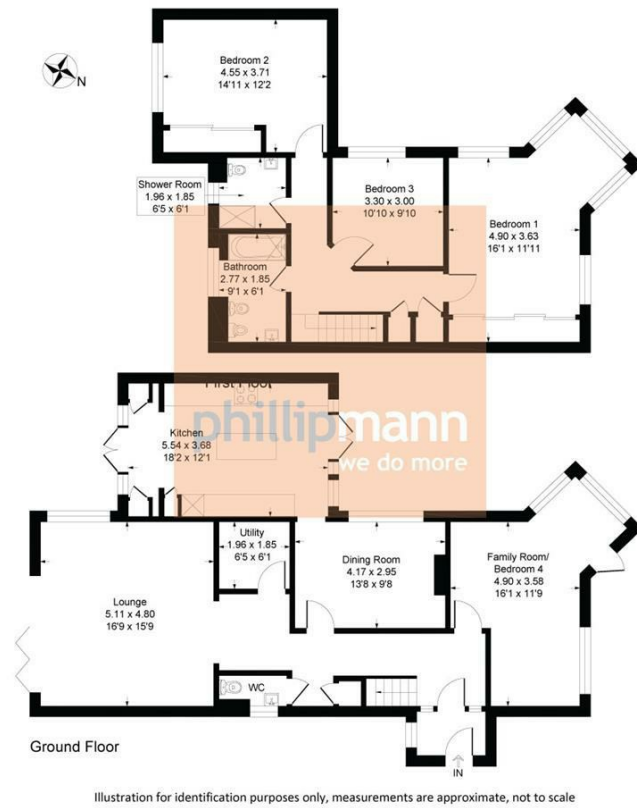


14 Grosvenor Road, BN25 2BL
Approximate Gross Internal Floor Area = 173.8 sq m / 1872 sq ft



4
BED

Level Walk to Town and Train Station
14, Grosvenor Road, Seaford, BN25 2BL



localknowledge...

The property is situated in the heart of Seaford, within easy walking distance of the town centre, seafront and station. Seaford is a historic and popular coastal town with a wide range of shops, schools and amenities, golf courses and uncommercial seafront. Brighton and Eastbourne are approx 12 miles away with good bus links.

moreinfo...

Phillip Mann Seaford Office

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

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inbrief...

A character detached house in a sought after road, within easy walking distance of the town centre, train station and seafront. Greatly improved and well presented, features include a spacious refitted kitchen, utility room, lounge/garden room, formal dining room, ground floor bedroom/study, 3 first floor double bedrooms, refitted bathroom and shower room and secluded gardens with facility for off street parking.

Style:	Character Detached House
Bedrooms:	3/4 Bedrooms
Reception rooms:	2/3 Reception Rooms
Area:	173.8 Sq Metres
Outside:	Front, Rear & Side Gardens
Parking:	Off Street
Energy rating:	C
Council Tax Band:	E

moredetail...

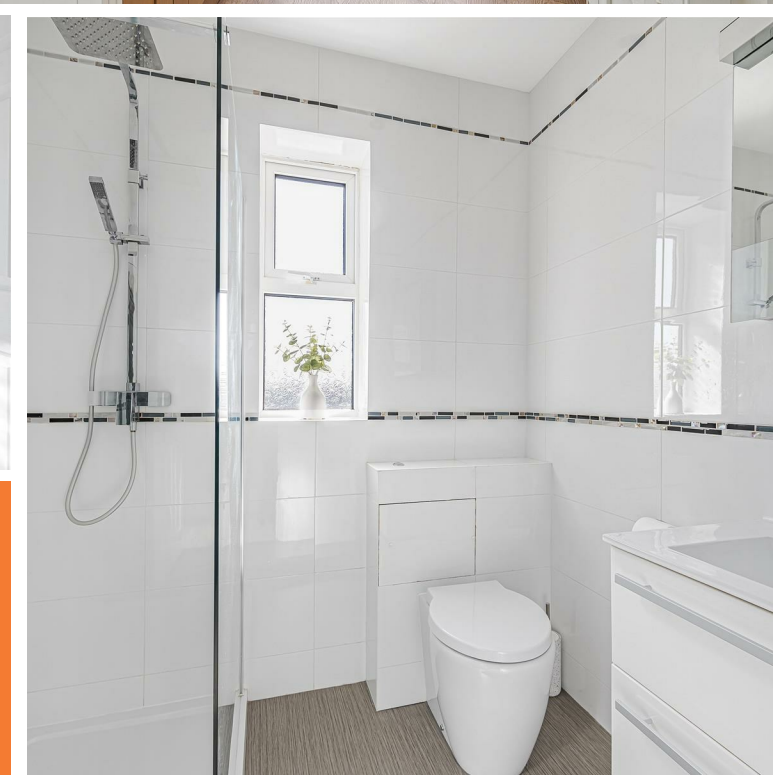
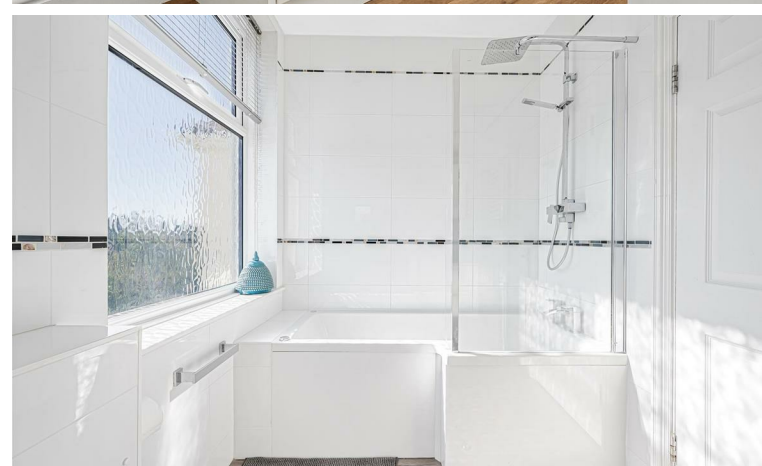
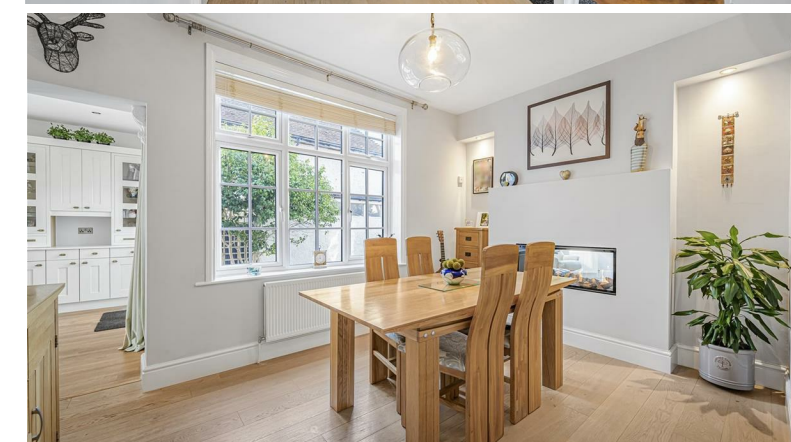
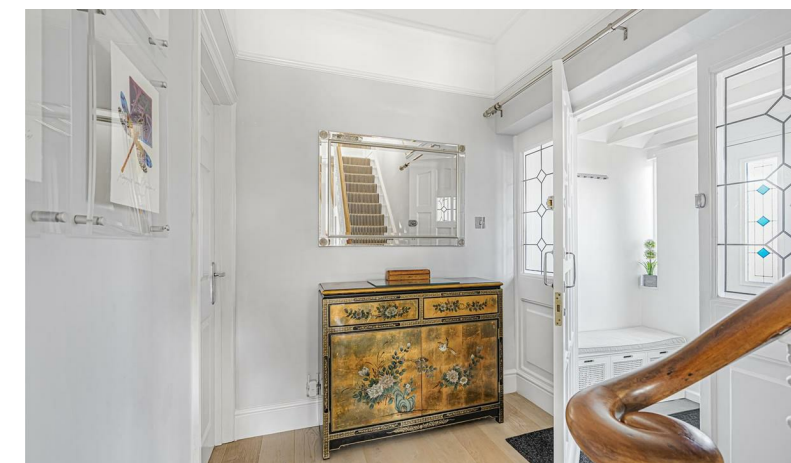
A charming detached character property conveniently located within a level walk to Seaford town and benefitting from many period features throughout. The entrance porch leads to the hallway which has attractive engineered oak flooring which continues into the principal rooms. The cloakroom is fitted with a WC, basin and heated towel rail. There is the addition of a walk-in utility cupboard with space for washing machine/dryer and ample storage.

A particular feature is the dual aspect lounge/garden room which has under floor heating, a glass lantern roof and full width bi-fold doors out the the rear courtyard.

The family room/bedroom 4 has a feature glass fronted log effect gas fire that can also be enjoyed from the dining room. A full height bay window brings in a lot of natural light and door onto the front garden. The formal dining room has a large window and leads through to the well appointed kitchen, fitted with an extensive range of 'Shaker' style cupboards with pull out larder unit, complemented by quartz working surface and island bar. The built in appliances include an induction hob, twin ovens with warming drawer and integrated dish washer. There are double doors to the front garden and raised rear terrace.

On the first floor Bedroom one is a very spacious double with fitted wardrobes, and feature full height bay window with sea views. Bedroom two is also a spacious double and has fitted wardrobes, window to front and window with distant countryside views. Bedroom three is also a generous double room. The contemporary style bathroom has been refitted with a bath and shower over, basin, WC, and heated towel rail. The separate shower room with contemporary suite has a glass shower cubicle, basin, WC and heated towel rail.

Outside he front garden has a secluded paved patio, lawn, mature Japonica, shed and access to rear courtyard. The south aspect rear courtyard has a split level patio, and double gates to Wilmington Road which can provide off street parking.



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

