

16 Downsview Road, Seaford, East Sussex, BN25 4PT

ROWLAND GORRINGE

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£800,000

A beautifully presented three bedroom, three reception room detached character house with the most stunning rear garden. Further benefits include Seaford Head views whilst being located in one of Seaford's most premier roads.

In recent years the property has had the benefit of a new roof (2017).

Built in the 1930's this detached house offers spacious light and bright accommodation throughout comprising; A welcoming entrance hall, living room with gas fire and decorative surround, window to the front aspect. The spacious dining room over looks the front and offers an internal door to the garage. The rear facing kitchen has matching wall and base cupboards, window over looking the rear and door leading to the conservatory which further opens onto the garden. A utility room and downstairs cloakroom completes the ground floor.

To the first floor there are three bedrooms, master with ensuite shower room, views to Seaford Head, further family bathroom/wc and spacious landing.

Outside the house offers off road parking leading to the garage, remainder lawn area and path to the front door. The beautiful rear garden is a real feature to the house being mainly laid to lawn, established flower bed borders with secluded seating areas, summer house and gated side access.

Downsview Road is a tree lined and no through road situated within the sought after South East quarter of Seaford, close to Seaford Head golf course, yet within easy reach of schools, leisure centre and recreation grounds, local shops and bus services. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately one mile.

Further Benefits include;

- Conservatory Built (2017)
- Everest windows (2017)
-Insulated and boarded loft
-Workshop with power
- Oak beams
-New Boiler (July 2026)
- Self cleaning oven
- Powered and insulated summer house
- Replaced lead work and gutters (2017).

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.











Entrance Porch

Entrance Hall

Living Room
17'5" x 12'11" (5.31m x 3.94m)

Kitchen/Breakfast Room
15'10" x 11'7" (4.83m x 3.53m)

Dining Room
12" x 11'11" (3.66m x 3.63m)

Conservetory
12'7" x 10'8" (3.84m x 3.25m)

Cloakroom

Utility
12'7" x 8'7" (3.84m x 2.62m)

Landing

Bedroom One
18'1" x 12'11" (5.51m x 3.94m)

En-Suite

Bedroom Two
15'9" x 11'11" (4.80m x 3.63m)

Bedroom Three
12'7" x 11'7" (3.84m x 3.53m)

Bathroom

Separate WC

Front Garden

Rear Garden

Garage
16'2" x 6'7" (4.93m x 2.01m)

EPC: D

Council Tax Band: F















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Approximate Gross Internal Floor Area = 158.28 sq m / 1706 sq ft
Garage = 12.89 sq m / 139 sq ft
Total = 171.17 sq m / 1845 sq ft

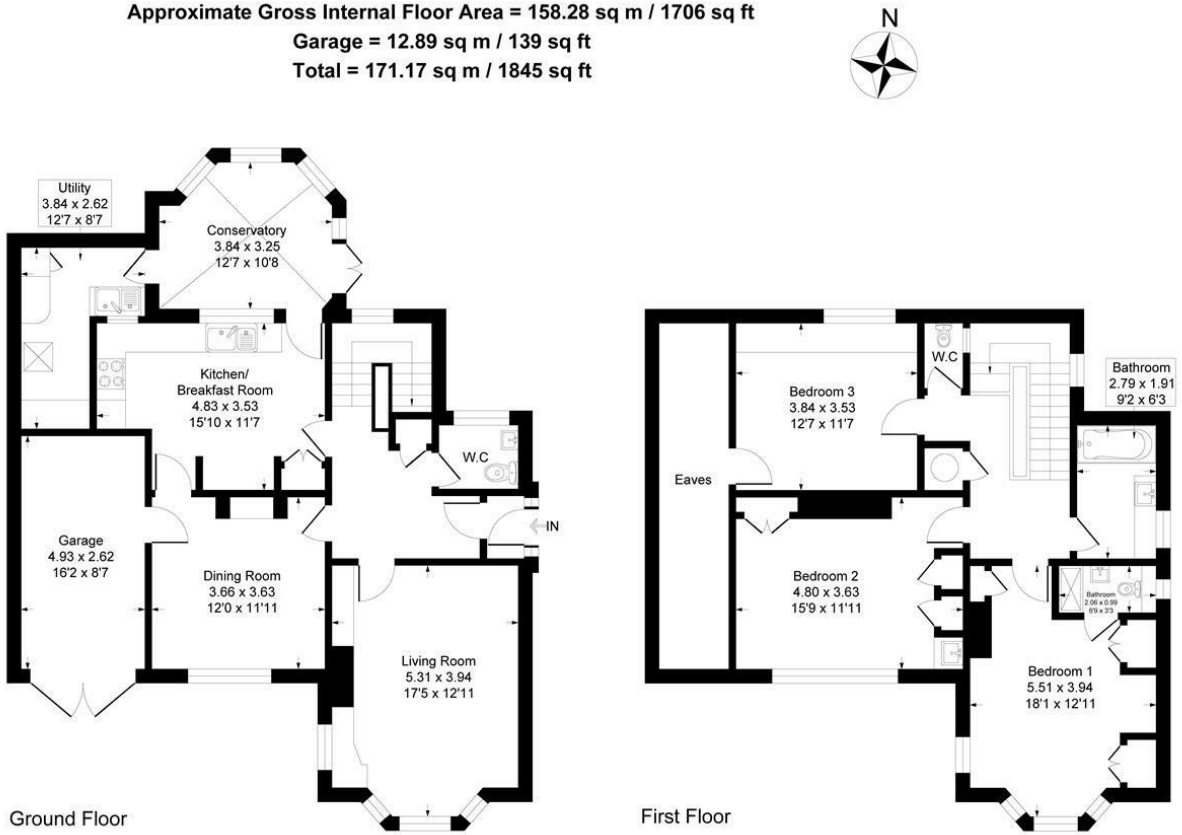


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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