



33 MILLDOWN ROAD, SEAFORD, BN25 3PB

£585,000

Deceptively spacious detached character property, retaining many original features and conveniently situated in a favoured cul-de-sac location, just off the main A259 road, within level walking distance of Seaford town centre. Local schools, leisure centre and bus routes are also within easy reach.

The accommodation comprises spacious entrance hall, lounge with open fireplace, dining room, conservatory, cloakroom and 20ft long kitchen/breakfast room. On the first floor are four good sized bedrooms and a family bathroom.

The front garden is laid to lawn with flower borders and brick pathway to entrance. It would be feasible to create off road parking if required and subject to approval. The attached single garage has a personal door to the rear providing access to the enclosed rear garden.

The property has the advantage of gas central heating, double glazing and is considered to be in good decorative order. .

- DETACHED CHARACTER PROPERTY
- CONVENIENT CUL DE SAC LOCATION
- FOUR BEDROOMS
- SPACIOUS ENTRANCE HALL
- SOUTHERLY ASPECT LOUNGE
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- FAMILY BATHROOM





Ground Floor

Entrance porch with quarry tiled floor and timber composite door to:-

ENTRANCE VESTIBULE

Quarry tiled floor. Radiator. Panelled door with leaded light stained glass insert to:-

ENTRANCE HALL

Original mosaic tiled flooring. Under stair storage cupboard. Radiator. Staircase to first floor.

FULLY TILED CLOAKROOM

Low level W.C and wash hand basin. Extractor fan. Cupboard housing meter.

SOUTH ASPECT LOUNGE

Double glazed window. Open fireplace. Radiator. Solid wood floor.

DINING ROOM/SNUG

Radiator. Display alcoves with built-in storage cupboards.

UPVC DOUBLE GLAZED CONSERVATORY

Windows and door to rear garden. Tiled floor (covered at present). Radiator.

KITCHEN/DINER

Range of fitted base units with work tops over and wall cupboards above. Inset 1½ bowl sink unit.

Inset gas hob with extractor above. Integrated dishwasher. Space for fridge freezer. Housing unit for electric double oven. Cupboard housing gas fired boiler (installed 2016). Radiator in recess.

Double glazed side windows and arched door to garden. Door to UTILITY CUPBOARD with double glazed window, space and plumbing for washing machine, work top over and space for tumble dryer.

First Floor

SPACIOUS LANDING

Large double glazed windows. Hatch to boarded loft area. Linen cupboard housing water tank and shelving.

BEDROOM ONE

Double glazed front window with a glimpse of the sea and view towards Seaford Head in the distance. Fitted range of wardrobe and drawer units.

BEDROOM TWO

Double glazed window overlooking the rear garden. Built-in cupboard. Radiator.

BEDROOM THREE

Double glazed window overlooking the rear garden. Built-in wardrobe and shelved cupboard. Radiator. Feature cast iron fireplace (not in use).

BEDROOM FOUR

Double glazed window. Built-in wardrobe. Radiator.

FULLY TILED BATHROOM

White suite comprising panelled bath, pedestal wash basin, low level W.C and separate double shower cubicle. Heated towel rail. Two double glazed windows.

Outside

FRONT GARDEN

Laid to lawn with inset tree, flower bed and borders. Herringbone brick paved pathway to entrance porch (potential for off road parking STC).

ATTACHED GARAGE

Approached via up-and-over door. Power and light. Personal door to:-

REAR GARDEN

About 40ft square with paved terrace adjoining the property. Low brick retaining wall, remainder laid to lawn with flower beds and further paved seating area. Fence enclosed. Outdoor water tap.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004