

7 Walmer Road, Seaford, BN25 3TG
Offers Over £400,000



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Council Tax Band: C

Introducing this charming semi-detached house on Walmer Road in Seaford, BN25. Boasting 3 spacious bedrooms, a 1 bedroom annex, and an expansive garden with a summer house, greenhouse and garage, this property offers the perfect blend of comfort and convenience.

Located in a desirable area, this home is ideal for those seeking a peaceful retreat while still being close to amenities. The garage and summer house both come equipped with power and light, providing additional space for storage or a workshop.

Situated in the seaside town of Seaford, residents can enjoy easy access to the stunning coastline and picturesque walks along the cliffs. The town itself offers a range of shops, cafes, and restaurants, perfect for leisurely days out.

Ground Floor

Entrance Hall

Window to side, stairs, door to:

Living Room

5.54m (18'2") x 3.30m (10'10")

Window to front, fireplace, patio door, door to:

Dining Room

3.67m (12') x 2.82m (9'3")

Dual aspect room, brick archway to:

Kitchen

4.78m (15'8") x 2.75m (9') max

Fitted with a range of wall and base cabinets with laminate worktops and tiled splashbacks, inset 5 burner gas hob with extractor hood over, built in double electric oven, space and plumbing for washing machine and dishwasher, inset single bowl sink with mixer tap, door to:

Rear Lobby

Door to side access and door to the rear garden, door to further hardstanding with timber garden shed.

Annexe

Annexe

Sitting Room/Bedroom

3.20m (10'6") x 2.64m (8'8")

Sliding patio doors to the rear garden, door to

Wet Room

Wall mounted wash basin, low level WC, fully functioning wet room with the addition of a step in bath. (this can be removed if necessary without affecting the wet room.)

First Floor

Landing

Window overlooking the rear garden.

Bedroom 1

3.76m (12'4") x 3.30m (10'10")

Window overlooking the front garden.

Shower Room

Large P shaped walk-in shower with thermostatic digital power shower, fully tiled walls, low level WC with concealed cistern, hand basin with cupboard under, obscure window to the rear.

Bedroom 2

4.36m (14'3") x 2.82m (9'3")

Window to side, Storage cupboard, door to:

Bedroom 3

2.57m (8'5") x 2.44m (8')

Window overlooking the rear garden

Outside

Front Garden

Double five bar gates give access to the driveway and garage with hardstanding for two cars, large front garden with fence and hedge boundaries, landscaped gardens well stocked with numerous plants and shrubs, lawned areas pathway to the summerhouse

Rear Garden

Paved patio with ample space for table and chairs, further hardstanding with timber garden shed.

Garage

5.44m (17'10") x 2.75m (9')

Up and over door, tiled in ceramic floor tiles, power and light connected, opening to:



Workshop
2.75m (9') x 1.72m (5'8")
Door to the rear garden.

Council Tax
Lewes-Eastbourne Council
Band C

EPC
Band D (65D)



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		65	
		82	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC