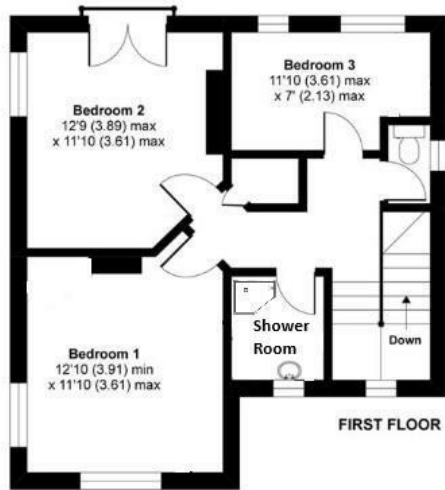
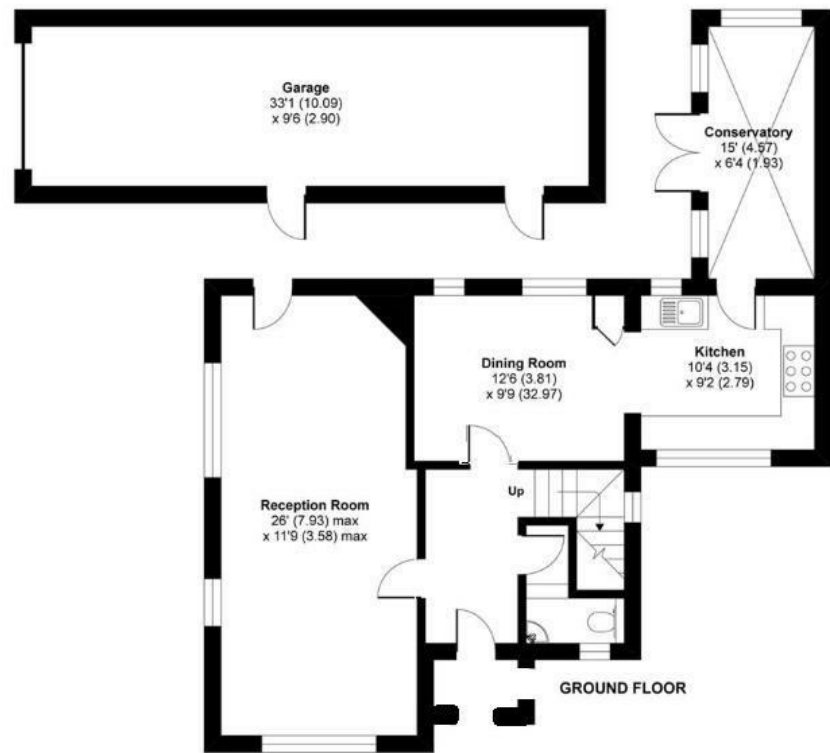


### Sutton Road, Seaford, BN25

Approximate Area = 1348 sq ft / 125.2 sq m  
Garage = 315 sq ft / 29.2 sq m  
Total = 1663 sq ft / 154.4 sq m  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nriccocom 2020. Produced for Phillip Mann Estate Agents. REF: 596200

3  
BED

Level Walk To Seaford Town Centre  
68, Sutton Road, Seaford, BN25 1TA



### localknowledge...

The property is conveniently located within easy walking distance of Seaford town centre which offers a wide range of shops, train station and regular buses to Brighton/Eastbourne. Seaford beach and esplanade are within a 10 minute walk and access to the iconic South Downs National Park is close by.



### moreinfo...

Phillip Mann Seaford Office

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

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# No.1 sellers

in Seaford, Newhaven  
and Peacehaven



## £565,000

Freehold

# phillipmann

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# inbrief...

This well presented detached family home has undergone considerable improvement by the current owner and is conveniently situated in a popular residential area within an easy level walk to Seaford town. The accommodation in brief comprises living room, kitchen/dining room, conservatory, 3 bedrooms, shower room/WC and cloakroom/WC., wrap around well maintained gardens. and there is off road parking and access to a tandem garage.

**Style:** Detached House  
**Bedrooms:** 3 Bedrooms  
**Reception rooms:** Lounge & Kitchen/Diner  
**Area:** 1663 SQFT/154.4 SQM  
**Outside:** Wrap Around Gardens  
**Parking:** Tandem Garage  
**Energy rating:** C  
**Council Tax Band:** E

# moredetail...

This exceptionally well presented detached house is located in a popular residential area within a convenient level walk to Seaford town. Having been much improved by the present owner the many benefits include a modern fitted kitchen, double glazed windows, gas central heating with modern 'combi' boiler and contemporary style bathroom fittings.

As you approach the property there is an enclosed front garden and gated side access. The entrance porch is finished in solid oak with tiled canopy and leads into the main entrance hall. There is a cloakroom/WC and turn stairs to the first floor landing.

The dual aspect lounge has a pleasant outlook over the gardens and a door giving access. There is a fire surround and electric fire which makes a nice focal point.

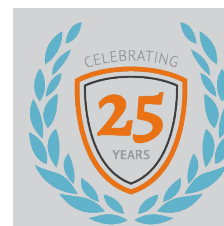
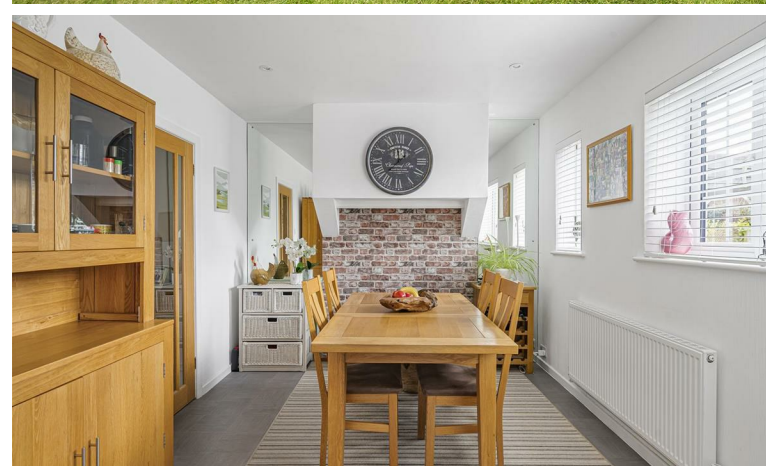
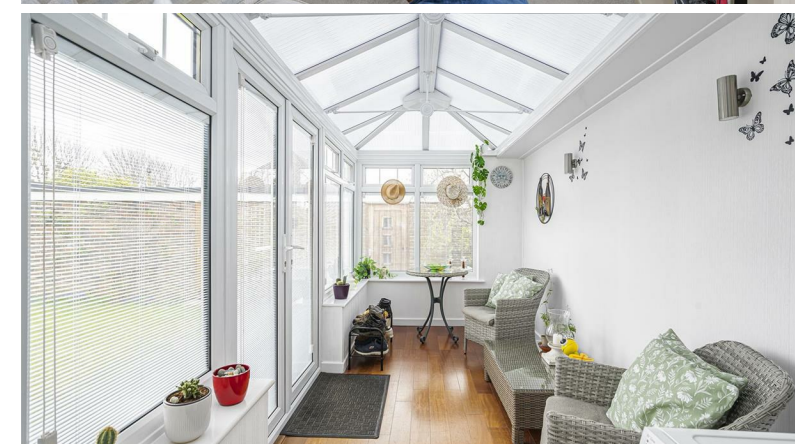
The well appointed kitchen/dining room has a pleasant outlook over the rear garden and the kitchen is fitted with a good range of high gloss cupboards, complemented by ample working surface with tiled splash back. There is an inset 'induction' hob, double oven, extractor canopy and appliance space for fridge/freezer and door to connecting conservatory which has double doors out to the rear garden.

On the first floor landing there is a full height stained glass picture window, loft access and linen cupboard housing the central heating boiler.

There is a separate WC and re-fitted shower room with glass cubicle, wash basin in vanity unit, chrome heated towel rail and tiled walls.

The dual aspect main bedroom is located to the front of the property, bedroom two which is also a generous double room having a 'Juliette' balcony with views towards Seaford Head. Bedroom three is currently used as an office and also enjoys views towards Seaford Head.

A particular feature of the property are the attractive wrap around gardens. The secluded rear garden has a south aspect, patio area with pergola and access to the tandem garage which has rear work shop area, power/light and off street parking from Meads Road.



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

