



20A Sutton Road, Seaford, East Sussex, BN25 1RU

20A Sutton Road
Seaford
East Sussex
BN25 1RU
£260,000

An extremely well presented garden maisonette within the town centre.

Arranged over 2 floors with its own street entrance this light and spacious flat has much to offer: including original features such as picture rails, panelled doors and bannisters. Located to the front the living room measures 15' with original stripped floorboards and period style fireplace. The dining room has been used as bedroom 3, with views over the rear garden. The kitchen has a range of base and wall units with door leading onto a balcony. The balcony itself looks over and has stairs down to the southerly rear garden, which is predominately laid to lawn with established borders, mature cherry tree, patio area, flint boundary wall and secure side access. Both principle bedrooms are located on the second floor with bedroom 2 having views towards Seaford Head and the Sea.

The property is located on the tree lined town end of Sutton Road with town centre, bus stops for Brighton and Eastbourne all located within 100 yards. Seaford town centre itself offers a wide range of shopping facilities, restaurants and cafes, the railway station with access to Gatwick and London Victoria is less than half a mile level walk. The seafront promenade and beach also lie within approximately three-quarters of a mile.



- Town Centre
- 2/3 Bedrooms
- Original Features
- Light
- Gas Fired Central Heating
- Maisonette
- Southerly Garden
- Spacious
- Own Entrance
- UPVC Double Glazing

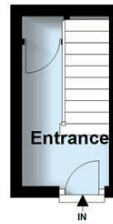


Entrance Hall	
Hallway	
Living Room	4.73m x 3.65m (15'6" x 11'11")
Dining Room/Bedroom 3	3.71m x 3.09m (12'2" x 10'1")
Kitchen	3.03m x 2.68m (9'11" x 8'9")
Bathroom	
2nd Floor Landing	
Bedroom 1	4.5m x 3.54m (14'9" x 11'7")
Bedroom 2	2.86m x 2.58m (9'4" x 8'5")
Garden	
Leasehold:	
Lease Length 92 years	
Maintenance: £667.00 (2019)	
Council Tax Band: A	
EPC: E	

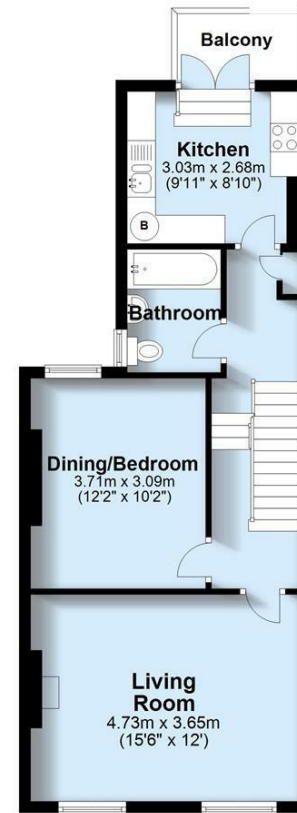




Ground Floor
Approx. 4.6 sq. metres (49.7 sq. feet)



First Floor
Approx. 50.6 sq. metres (544.9 sq. feet)

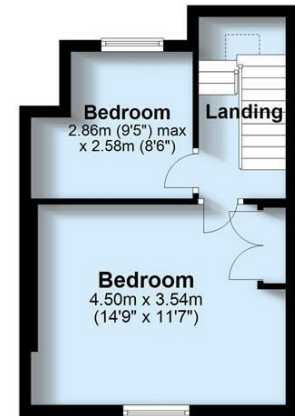


Total area: approx. 84.7 sq. metres (912.1 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

20a Sutton Rd, Seaford

Second Floor
Approx. 29.5 sq. metres (317.5 sq. feet)



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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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