



88 Sutton Road, Seaford, BN25 4QJ

ROWLAND
GORRINGE

**88 Sutton Road,
Seaford, BN25 4QJ**

**Guide Price-
£675,000-£700,000**

A spacious and well presented four bedroom detached character house boasting a 100ft south facing rear garden, ample off road parking and garage.

Built circa 1935, this ideally located house offers spacious internal accommodation comprising; entrance porch leading to the welcoming entrance hall. The delightful living room has a coal effect gas fire with surround, picture window overlooking the rear garden. The dining room is to front aspect with open fire in situ and door leading into the dual aspect family room which further leads onto and opens out to the garden. The kitchen has matching wall and base cupboards, ample work surfaces, space and plumbing for some appliances. Window to front aspect and door to side. The downstairs cloakroom completes the ground floor.

To the first floor there are four bedrooms, a family bathroom with bath, wash hand basin and wc. A further cloakroom/wc can be found off the spacious landing.

The sunny, secluded south facing

rear garden is predominately laid to lawn with a variety of trees as well as shrub and flower beds set within. A good sized patio adjoins the property.

The front offers ample off road parking leading to the garage with access to the front porch.

The property is conveniently situated for transport links. Whilst Seaford town centre is approximately 1/4 mile away, with its wide range of shopping facilities, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles. Seaford is enviably enclosed by the picturesque South Downs National Park.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.









Entrance Porch

Entrance Hall

Living room

14'8" x 13'6" (4.47m x 4.11m)

Kitchen

19'1" x 9'10" (5.82m x 3.00m)

Dining Room

16" x 12" (4.88m x 3.66m)

Family Room

15'10" x 11'6" (4.83m x 3.51m)

Cloakroom

Landing

Bedroom One

14'8" x 13'8" (4.47m x 4.17m)

Bedroom Two

13'2" x 12" (4.01m x 3.66m)

Bedroom Three

12'7" x 10'4" (3.84m x 3.15m)

Bedroom Four

12" x 8" (3.66m x 2.44m)

Bathroom/ WC

6'11" x 6'4" (2.11m x 1.93m)

Separate WC

South Facing Rear Garden

Off Road Parking

Garage

17'5" x 10'8" (5.31m x 3.25m)

EPC: E

Council Tax Band: F





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Approximate Gross Internal Floor Area = 160.12 sq m / 1724 sq ft

Garage Area = 17.25 sq m / 186 sq ft

Total Area = 177.37 sq m / 1910 sq ft

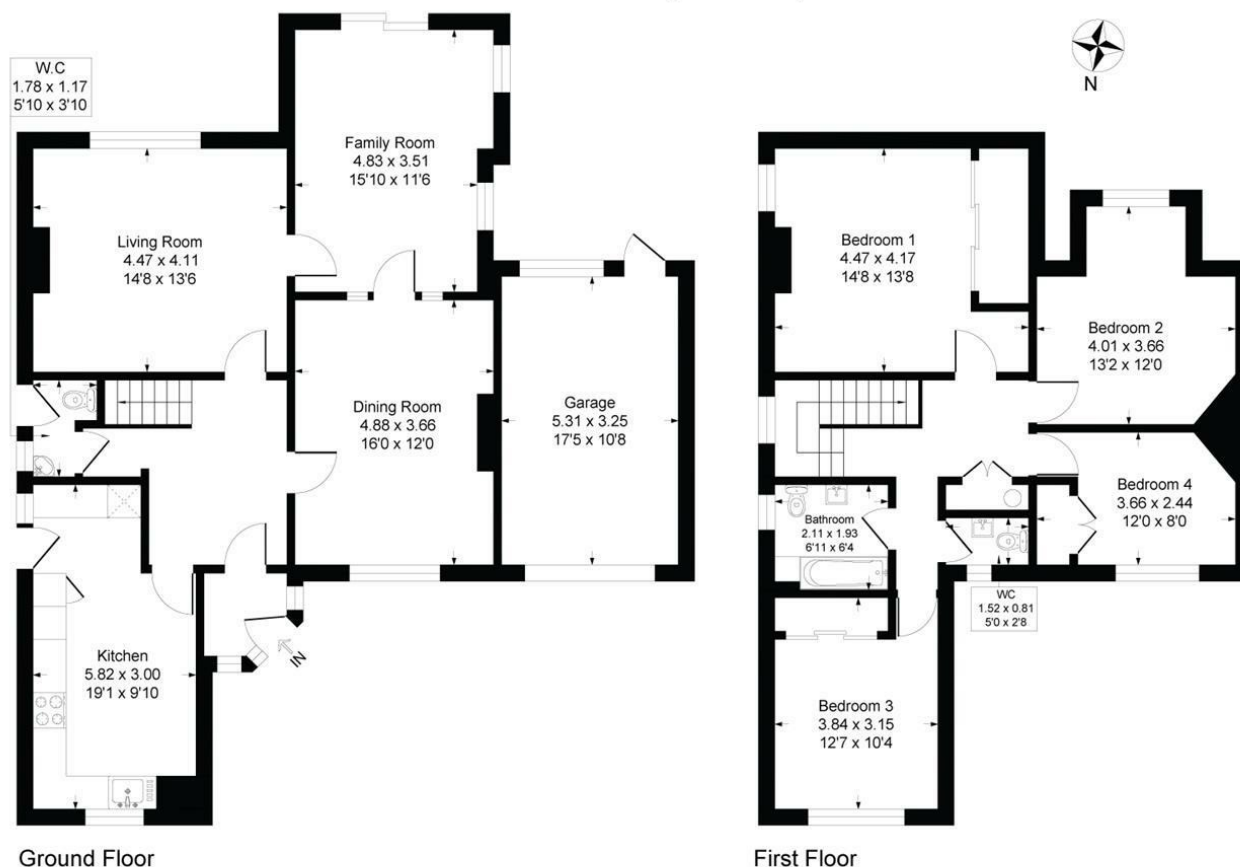


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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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