

45 Sutton Road, Seaford, BN25 1SS

Approximate Gross Internal Area = 264.3 sq m / 2845 sq ft

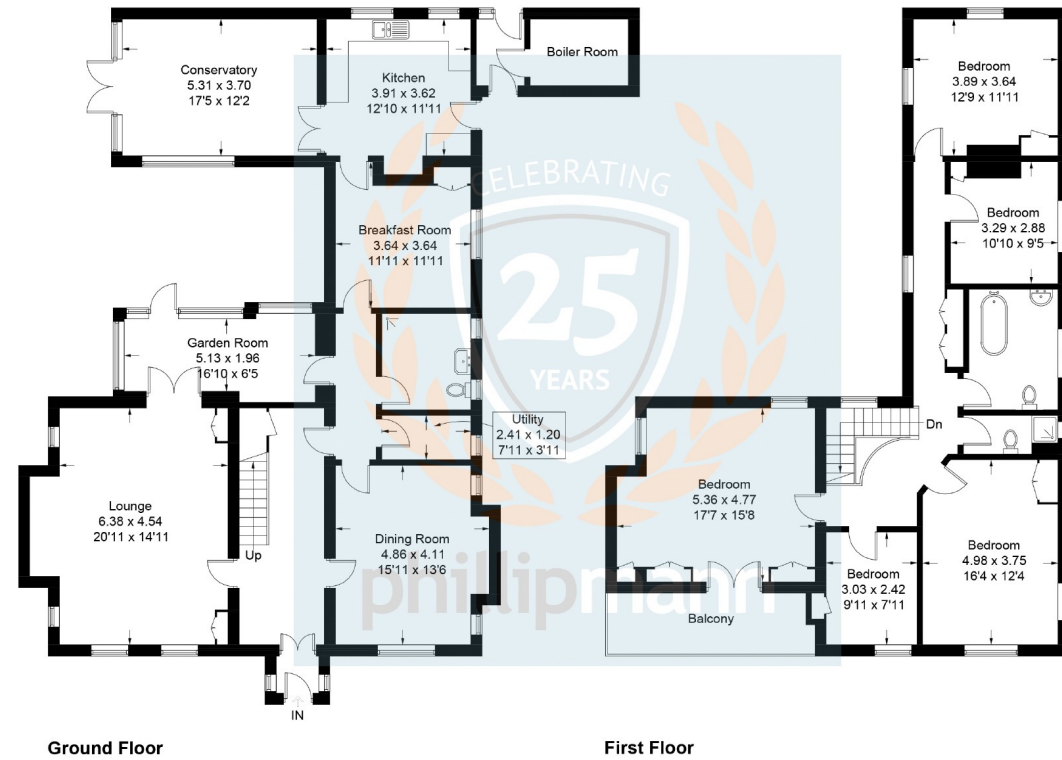


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BED

Character 5 Bedroom Detached House

45 Sutton Road, Seaford, BN25 1SS



localknowledge...

The property is conveniently located in the heart of Seaford, within easy level walking distance of the railway station, shops, schools and amenities. The property is on an excellent regular bus service into Brighton and Eastbourne. Seaford is a popular coastal town with a wide range of amenities and good transport links to Brighton, Lewes and London.



moreinfo...

Seaford office

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inbrief...

An attractive and imposing five bedroom detached house built circa 1912 in Seaford town centre. Architect designed, the property has numerous character features and a flexible layout including three reception rooms plus a large conservatory, downstairs shower room, two further bathrooms, large secluded gardens, gated driveway and garage. The property benefits from a new roof (2015/2016), gas fired heating, working fireplace with seating, and partial replacement double glazing. Highly Recommended.

- Style:** Character Detached House
- Bedrooms:** 5 Bedrooms
- Reception rooms:** 3 Reception Rooms & Conservatory
- Area:** 264 Square Metres
- Outside:** Mature Front & Rear Gardens
- Parking:** Garage & Driveway
- Energy rating:** E
- Council Tax Band:** F

moredetail...

A spacious, character five bedroom, three reception room detached house in the heart of Seaford. Features include exposed oak joinery, original fireplaces, sash windows and ornate coving.

The entrance porch with tiled flooring leads to the wide and welcoming hall with exposed floorboards. The lounge has a tiled fireplace and hearth housing open fire with seating to side, built in book cases, picture rail and ornate coving. The lounge is double aspect with windows to front and side and also has french doors to the garden room. The dining room has a decorative brick fireplace and is also double aspect with sash windows to side and double glazed sash window to front.

The spacious kitchen is fitted with a full range of units including numerous wall and base units, ample working surfaces, range style cooker with extractor hood and part tiled walls. The separate utility room has plumbing and space for appliances. The breakfast room is currently used as a study and has a built in cupboard and fitted work desk.

The large conservatory is a great space for entertaining, is double glazed and enjoys views over the garden. The useful downstairs shower room completes the ground floor accommodation.

The generous master bedroom has a decorative tiled fireplace, fitted wardrobes, windows to two sides and french doors into the large covered south facing balcony.

Bedrooms two, three and four are all double with decorative fireplaces and some have fitted wardrobes. Bedroom five is a useful single with fitted wardrobe. The spacious bathroom is fitted with a period style suite with free standing claw foot bath, basin and w/c with high cistern. The separate shower room has a fully tiled shower cubicle and close coupled w/c.

The property is on a large plot with mature gardens to all sides. The gardens include a patio leading to lawn area, ornamental pond, vegetable garden, numerous trees, bushes and shrubs, gated "secret" garden and storeroom with boiler. The gated driveway provides ample secure parking and access to the garage. **VIEWING STRONGLY ADVISED.**

What the owner says...

"The house has many original features including a working fireplace and sash windows. The location is really convenient for family life"



For further details on this property please contact our Assistant Manager, Ian Holder, on 01323 898666



Bear in mind...

The property occupies a large plot and may have development potential subject to planning permission and consents.