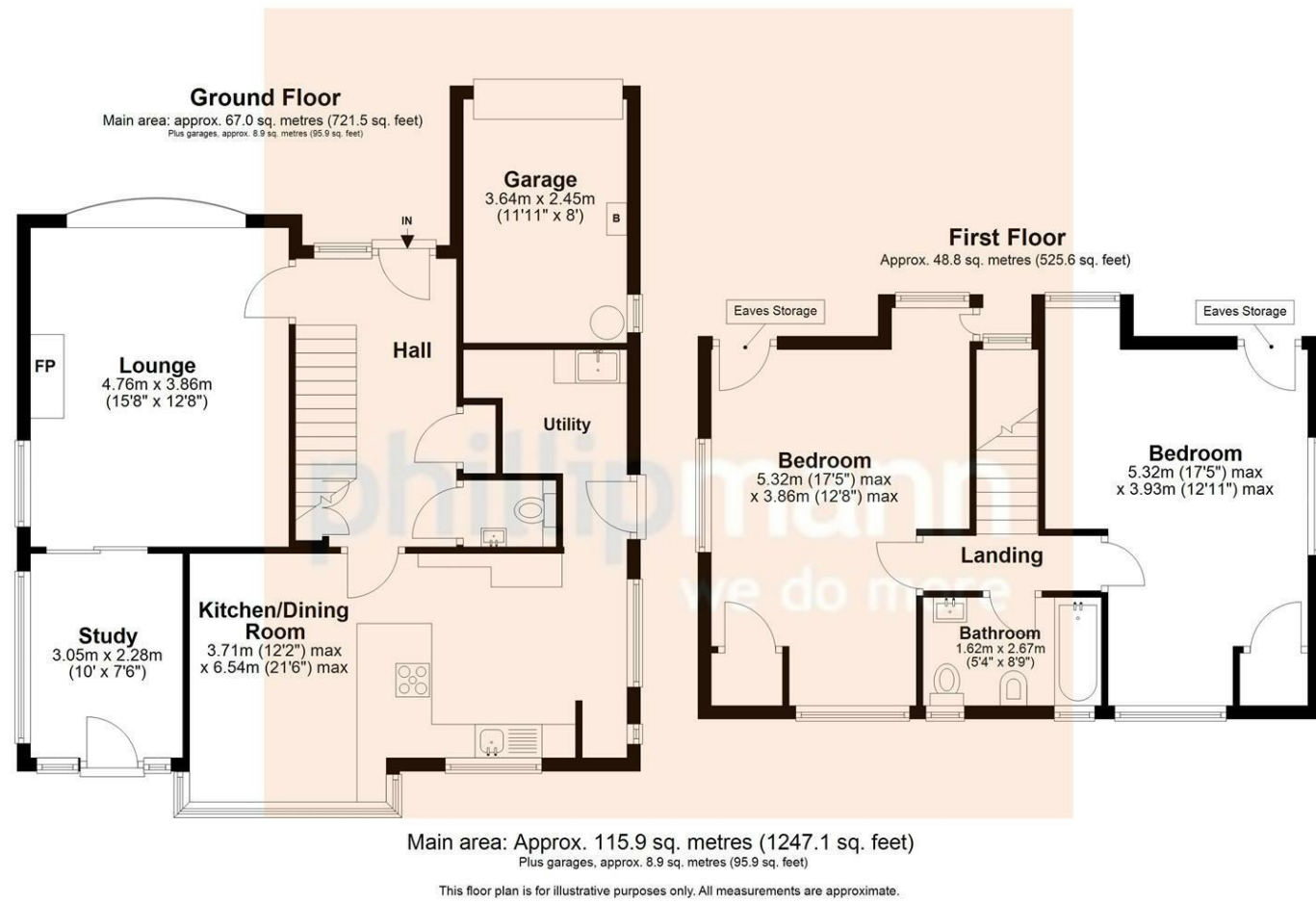


2  
BED

Established Gardens and Views of Seaford  
18, Sutton Avenue, Seaford, BN25 4LG



## localknowledge...

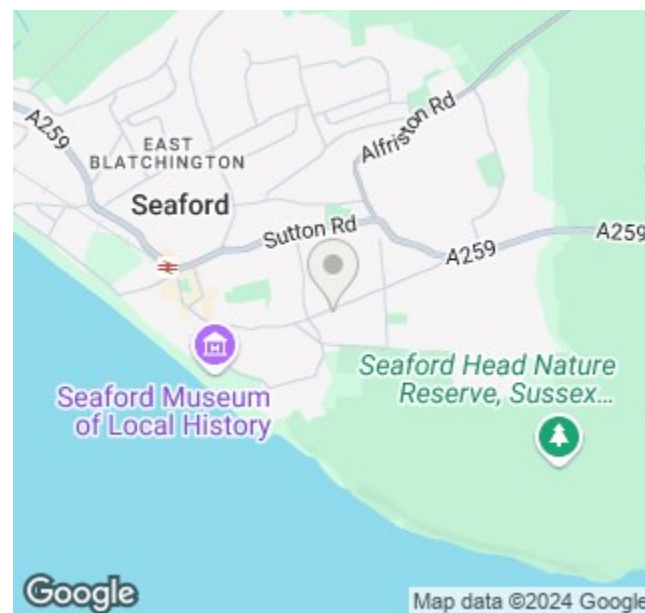
Sutton Avenue is situated South of the A259 and within easy reach of Seaford town centre, gold course and picturesque walks over the South Downs and Seven Sisters. Seaford head school is a short walk and there are good bus connections to Brighton and Eastbourne and regular rail service to London.

## moreinfo...

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in Seaford, Newhaven  
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## £650,000

Freehold

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# inbrief...

This exceptionally well presented detached house is located in the sought after south east corner of Seaford, standing in good size mature gardens with views of Seaford Head. The spacious accommodation comprises 2 double bedrooms, sitting room, garden room/office, kitchen/dining room, utility room, cloakroom/WC, Bathroom/WC, garage/store and off street parking.

**Style:** Detached Chalet Style House  
**Bedrooms:** 2 Double Bedrooms  
**Reception rooms:** Lounge and Garden/Office Room  
**Area:** 115.9 SQ M/1247.1 SQ FT  
**Outside:** Mature South Aspect Garden  
**Parking:** Ample off Street Parking  
**Energy rating:** D  
**Council Tax Band:** E

# moredetail...

This attractive detached 'chalet' style property has been much improved by the current owners to an exceptionally high standard and stands in good size mature gardens with a south aspect. Features include double glazed windows, gas central heating, solid oak internal doors and Upvc fascia's and soffit's. As you approach the property there is ample off street parking to a garage/store which houses the modern 'Vaillant' combi boiler. The canopied front entrance door leads to the hallway which has engineered oak flooring extending to the kitchen/dining room. There is a cloakroom/WC and stairs to the first floor with concealed lighting, and further store and shoe cupboards. The dual aspect lounge has a feature polished stone fire surround with log burner, which makes a nice focal point and the connecting office/garden room has full height windows with a lovely outlook and door onto the rear garden. The kitchen/dining room runs the full width of the property and has a pleasant outlook over the rear garden. Fitted with a good range of wall/base cupboards complemented by granite working surface with inset sink and water filter, there is an electric oven, integrated larder fridge, dish washer and gas hob with extractor and recessed larder cupboard. The separate utility room has appliance space for washing machine and dryer, along with sink unit and fitted cupboards and there is a door to the side access and garden. On the first floor there are two very generous double bedrooms with useful eves storage cupboards, both have superb views over the rear garden and towards the 'iconic' Seaford Head. The bathroom is fitted with a modern contemporary suite and comprises bath with 'Mionsoon' shower over and glass screen, wash basin in vanity unit, WC, bidet, heated towel rail and tiled walls. A particular feature is the well established south aspect rear garden with a variety of shrubs and fruit trees providing seclusion, and various seating area's so you can follow the sun!

