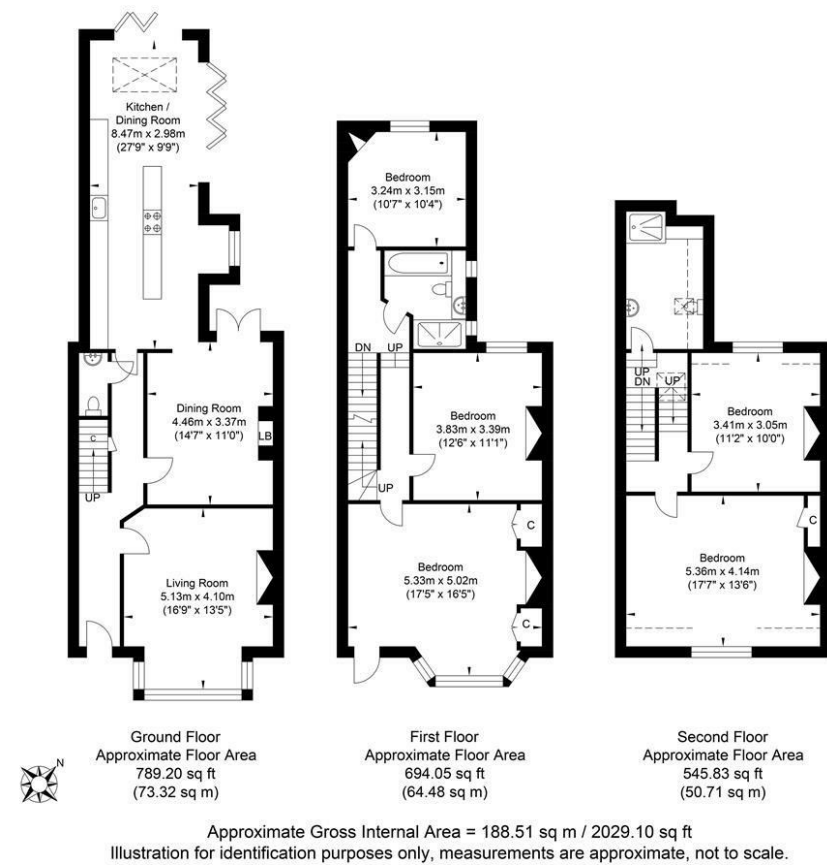


## Sutton Park Road



## localknowledge...

Seaford is a vibrant seaside town with train links to Brighton/ London, good schools, and busy town center with plenty of shops, cafes, restaurants, supermarket and doctor's surgeries. On the edge of the South Downs National Park Seaford boasts an unspoilt beach stretching around the bay to Seaford Head and onto the Seven Sisters Country Park. golf courses, local theatres, leisure center and swimming pool.

### moreinfo...

**Phillip Mann Seaford Office**  
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**5**  
BED

**Edwardian House in the Heart of the Town**  
34, Sutton Park Road, Seaford, BN25 1RP



**£595,000**  
Freehold

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## inbrief...

This stunning Edwardian property is located in the heart of Seaford town centre and boasts spacious and extended accommodation comprising 5 double bedrooms, sitting room, second reception room/snug, stunning kitchen/dining room, cloakroom/WC, family bathroom, shower room and secluded south aspect courtyard garden.

|                   |                                  |
|-------------------|----------------------------------|
| Style:            | Semi Detached Edwardian Property |
| Bedrooms:         | 5 Double Bedrooms                |
| Reception rooms:  | 2 Reception Rooms                |
| Area:             | 188.51 SQ M/2029.10 SQ FT        |
| Outside:          | Secluded Courtyard Garden        |
| Parking:          | On Street Parking                |
| Energy rating:    | C                                |
| Council Tax Band: | D                                |

## moredetail...

Beautifully presented and spacious, this three-story family home has been meticulously renovated by its current owners, who have lovingly preserved its original charm. With original fireplaces and ornate cornicing, this Edwardian gem boasts five generous double bedrooms, two inviting reception rooms and two modern bathrooms.

A particular feature of the property is the contemporary kitchen/dining room, featuring sleek and fully integrated appliances, including top-of-the-range Neff slide and hide self-cleaning ovens, a Neff microwave combination oven, an induction hob with automatic extraction fan, and a range of other high-quality appliances. The stylish and durable Silestone quartz waterfall worktops add a touch of elegance. The wrap around Bi-Fold doors create a seamless integration with the courtyard garden.

Recent additions include a newly fitted shower room on the top floor and a modern family bathroom, complete with walk-in shower. As you enter the property the elegant entrance hall has the advantage of a cloakroom/WC, whilst the two reception rooms offer versatile living spaces, with the first boasting an open working fireplace and the second featuring a multifuel stove/wood burner and direct access to the garden through patio doors.

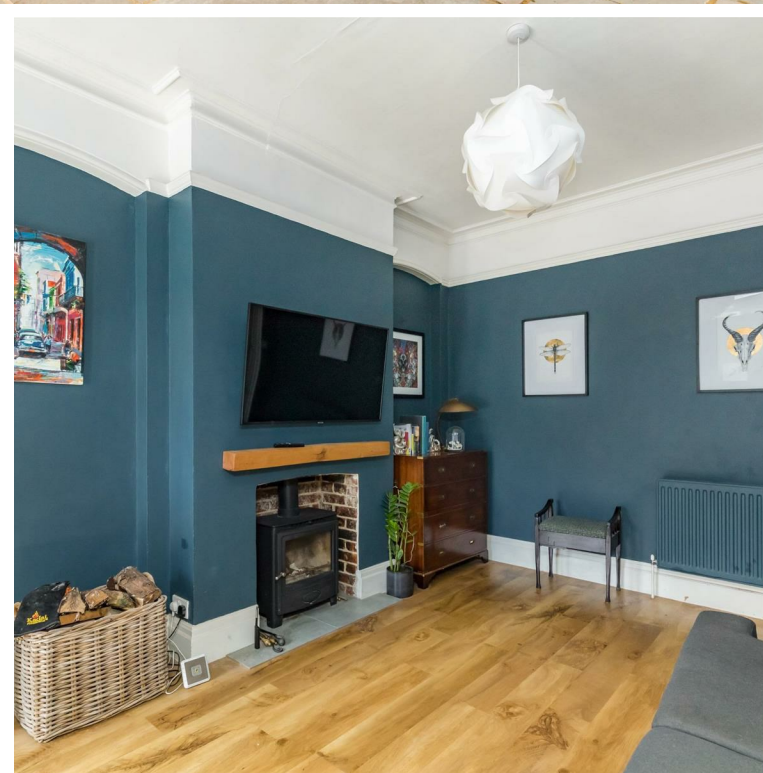
On the first floor there are three double bedrooms and family bathroom. The master bedroom has access to a 'Juliette' Balcony. On the second floor there are two further double bedrooms and the additional shower room/WC.

The secluded, low maintenance Indian sandstone laid courtyard garden benefits from a southerly aspect, ramped side access and raised borders, providing a tranquil outdoor oasis.

This remarkable home is being offered for sale with no onward chain, and is also equipped with full gas central heating, including underfloor heating in the kitchen, powered by a 'Vaillant' Boiler and double glazed windows throughout.



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



## Bear in mind...

The property is being sold with no on-going chain and the sellers can offer a speedy transaction.