



77 SUTTON ROAD, SEAFORD, EAST SUSSEX, BN25 4QH

£695,000

Quick sale required. An extended detached family home currently in need of some renovation and redecoration. Situated in an extremely convenient location along the A259, within easy walking distance of Seaford town centre, railway station and bus services operating to both Brighton and Eastbourne.

The house is arranged over three floors extending to in excess of 3000 square feet. The ground floor offers good family accommodation including a large kitchen/breakfast room and family room ideal for modern social living arrangements, together with an L-shaped lounge/dining room, which leads into the rear conservatory.

The first floor has three double bedrooms with en suite facilities and a family bathroom. The second bedroom offers access to a southerly aspect roof terrace. The property sits on an expansive plot with ample parking areas to front and side elevations.

The second floor forms part of a loft conversion and comprises a fourth bedroom, shower room and a walk in wardrobe.

The rear garden is part laid to patio with the remainder being laid to lawn.

Other features and benefits include: pressurised gas central heating, double glazed windows.

No chain.

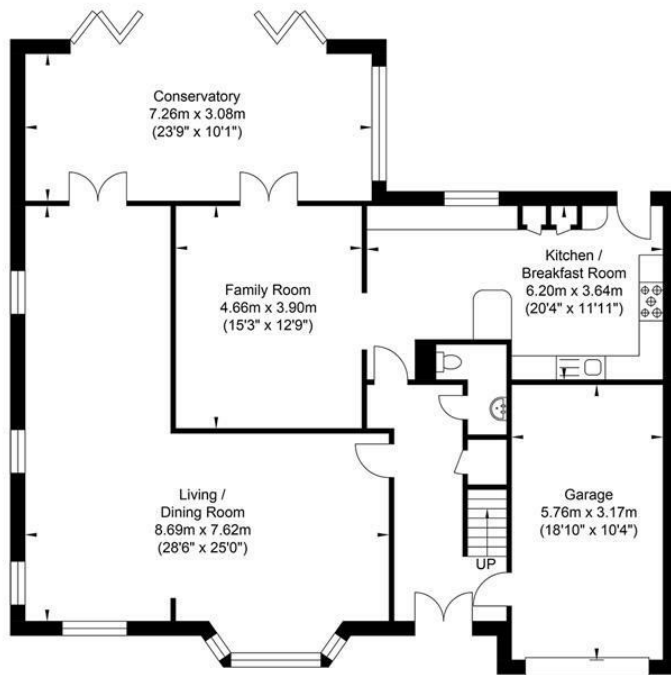
- QUICK SALE REQUIRED FOR A DETACHED FAMILY HOME WITH NO CHAIN.
- IN NEED OF SOME RENOVATION AND REDECORATION
- FOUR DOUBLE BEDROOMS
- THREE EN SUITES AND FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY ROOM, LOUNGE/DINER AND CONSERVATORY
- GARAGE ACCESSED VIA EXPANSIVE DRIVEWAY WITH SPACE FOR MANY VEHICLES
- LARGE REAR GARDEN AND PATIO
- SOUTHERLY ASPECT ROOF TERRACE
- NEAR TO TOWN CENTRE AND RAILWAY STATION



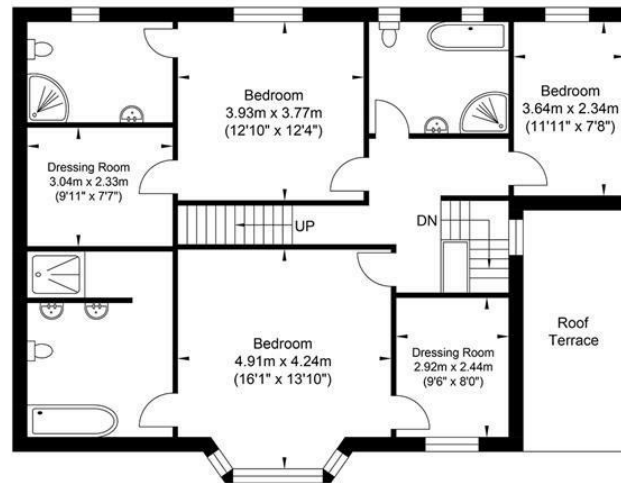




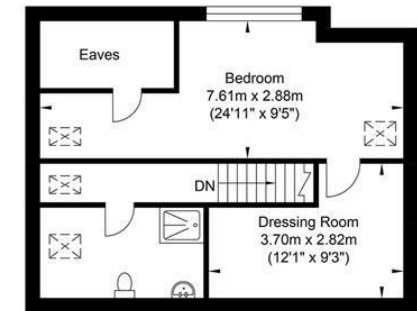
# Sutton Road, Seaford



Ground Floor  
Approximate Floor Area  
1541.60 sq ft  
(143.22 sq m)



First Floor  
Approximate Floor Area  
1055.18 sq ft  
(98.03 sq m)



Second Floor  
Approximate Floor Area  
466.18 sq ft  
(43.31 sq m)



Approximate Gross Internal Area = 284.56 sq m / 3062.97 sq ft

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



### **Ground floor**

Covered entrance with oak double doors opening into a good size reception hallway. Ceramic tiled flooring extends into most of the ground floor principle rooms. There is an L-shaped lounge/diner, which has access to the conservatory having bi folding doors leading out to the rear garden.

The kitchen/breakfast room and the family room are ideal for modern social living and entertaining. There is an excellent range of fitted white gloss soft closing units, teal work tops, splash backs and a useful breakfast bar. There are numerous integrated appliances including double fridge freezer, dishwasher, washing machine, wine cooler, double oven and hob. There is also a convenient cloakroom and personal access to the garage.

### **First floor**

Stainless steel and glass stair balustrade leads to the first floor landing. There are three double bedrooms on this floor, together with a family bathroom. The two largest have with their own walk in wardrobes and en suite facilities. The third bedroom has independent access onto a southerly aspect roof terrace.

### **Second floor**

The second floor suite having been subject of a loft conversion offers a good size fourth bedroom with walk in wardrobe, together with independent shower room opposite.

### **Outside**

The property sits on a good size plot with fence and brick and flint built boundary walls. The tiled driveway caters for many vehicles to front and side elevations. The rear garden has an extensive matching tiled patio, and boundary paths, ideal for outdoor entertaining. There is a raised lawn with small trees including a centrally positioned silver birch tree.

## COUNCIL TAX BAND

Local Authority: Lewes District Council  
Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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EST. 2004