



53C SUTTON DROVE, SEAFORD, EAST SUSSEX, BN25 3NQ

£625,000

A beautifully presented four bedroom detached house, situated a quiet and private cul-de-sac. Seaford town centre with its amenities, bus routes and schools are within close proximity.

The ground floor accommodation comprises entrance hall, cloakroom, living room, open-plan kitchen/diner and study/bedroom four. On the first floor there are three double bedrooms, with the master having the benefit of an en-suite shower room, and a further family bathroom.

The house was constructed in 2017 and was finished to an excellent standard. In the kitchen there are Bosch appliances including induction hob, fitted oven, microwave, integrated washer/dryer, dishwasher and fridge/freezer. A Quooker instant hot/filtered water has also been installed and under floor heating is provided to the ground floor and also to the family bathroom and en-suite. Other benefits include uPVC double glazed windows and external doors, gas central heating with combination boiler and LAN network points to all main rooms.

To the front there is a brick-paved driveway offering generous off street parking for three vehicles, with gated access leading to the rear garden, which is mainly laid to patio, with both a lawn area and play area laid with play bark. There is also a workshop that is insulated with both mains power and light lighting.

An early viewing is recommended to appreciate the level of finish, and also the wealth of accommodation on offer.

- THREE/FOUR BEDROOM DETACHED HOUSE
- POPULAR LOCATION
- UNDERFLOOR HEATING TO GROUND FLOOR
- WELL-APPOINTED ACCOMMODATION
- EN-SUITE TO MAIN BEDROOM
- OPEN PLAN KITCHEN/DINER
- CLOSE TO SEAFORD TOWN CENTRE, BUS STOPS AND SCHOOLS
- OFF ROAD PARKING FOR THREE VEHICLES
- GENEROUS SIZE REAR GARDEN
- DATA NETWORK TO MAIN ROOMS



David Jordan



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TOTAL APPROX. FLOOR AREA 144.1 SQ.M. (1551 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



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