



WEATHERLY 1, SUTTON AVENUE, SEAFORD, BN25 4LA

£1,200,000

A Sussex style 1920's detached house conveniently situated within a third of a mile from Seaford town centre, with its variety of shopping amenities, cafe bars/restaurants and train station. Local schools and Seaford Head Golf Course are located very nearby.

This imposing house is set back from the road offering both charm and elegance with half tile elevations, brick and stone boundary walls, detached garage and ample parking.

Accommodation to the ground floor comprises: an entrance hallway which leads into all the principle rooms including, sitting room, office, large kitchen/dining room, cosy drawing room and convenient cloakroom.

The first floor ascends via a mezzanine, classic stairway, balustrade and handrail leading to the first floor landing with picture window overlooking the rear garden. All four bedrooms are of a good size and most enjoy views towards Seaford Head. There is also a refurbished Victorian influenced family bathroom and separate WC.

The rear garden is landscaped, ideal for outdoor entertaining and enjoys afternoon and evening sunshine with paved patio, out door lighting, circular gravel terrace. beautifully laid lawns, mature shrubs and fruit trees.

Other features and benefits include detached pitched roof garage with power and light; gas central heating and majority aluminium double glazed within hardwood frames,. The property also boasts many original features including quarry tiled sills and flooring together with inglenook fireplace. The vendor has carried out many improvements to the property whilst retaining the character including fitting solid oak colonial-style paneled interior doors to most rooms.

Internal inspect advised.

- 1920'S DETACHED HOUSE
NEAR TO TOWN CENTRE
- FOUR BEDROOMS
- SITTING ROOM, DRAWING
ROOM AND OFFICE
- LARGE KITCHEN/DINER
- REFITTED BATHRRROM, WC
AND CLOAKROOM
- VIEWS TO SEAFORD HEAD
- LANDSCAPED REAR GARDEN
IDEAL FOR OUTDOOR
ENTERTAINMENT
- DETACHED GARAGE AND
PARKING
- WEALTH OF CHARACTER
- INTERNAL INSPECTION
ADVISED.

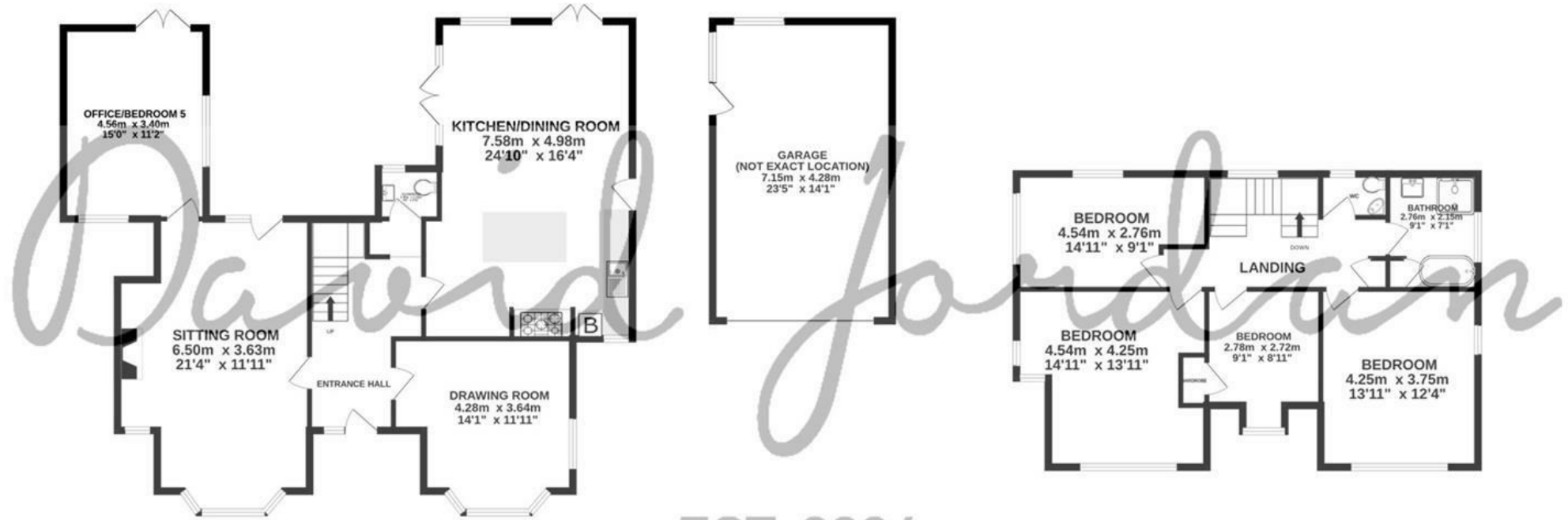






GROUND FLOOR
139.0 sq.m. (1496 sq.ft.) approx.

1ST FLOOR
72.2 sq.m. (777 sq.ft.) approx.



EST. 2004

1 SUTTON AVENUE SEAFORD

TOTAL FLOOR AREA : 211.1 sq.m. (2272 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Enter through the welcoming oak entrance door into the reception hall, adorned with stylish column radiators. The charm continues with oak panelled walls and flooring leading into the spacious sitting room.

A recently refitted cloakroom boasts a vintage style high-level flush and quarry tiled flooring for added elegance.

The drawing room features a brick-built fireplace and a bay window offering an open view of the front garden. Its double aspect design adds to the appeal.

In the sitting room, bay windows with quarry tiled sills complement the inglenook fireplace, while oak panelled walls add warmth and character. A door leads to a feature cubby hole with shelving, ideal for storage.

For those who need a workspace, the office includes double doors opening to the garden.

The triple aspect kitchen diner is a chef's delight, with bespoke cabinets, a matching dresser unit, and a centre island housing integrated appliances. A Cannon Range with a 6-ring gas burner enhances the cooking experience. Two sets of double doors open to the patio and rear garden, perfect for indoor-outdoor entertaining. A stable door on the side adds charm, while a ceiling-hung utensil rack offers practicality.

Ascend the oak-balustrade and staircase to the mezzanine and first-floor landing, with rear window offering views of the picturesque garden.

Bedroom one and two offer double aspects with stunning views of Seaford Head, while bedroom three features a recessed front window and built-in storage. Bedroom four enjoys a pleasant view of the rear garden.

Throughout the home, solid oak colonial-style panelled interior doors add a touch of sophistication.

The family bathroom has been tastefully refitted with a Victorian-style suite, including a cast iron freestanding bath and corner shower cubicle. Tiled walls complete the classic look.

Adjacent, a refitted separate WC maintains consistency with the suite's design.

Step outside to the landscaped rear garden, where a paved patio illuminated by exterior security lights offers a perfect spot for relaxation. A brick built retaining wall leads to a raised lawn with a gravel-laid path, extending to a circular sun terrace and barbecue area. The garden boasts a variety of established trees and bushes, including apple and plum trees, as well as a vegetable plot. A timber-constructed shed provides additional storage.

The front garden is just as appealing with its classic brick and stone boundary wall, established plants and bushes, together with ample parking for vehicles.

For convenience, a detached insulated garage with a pitched roof is accessible via a side door and an electronically operated roller door. A loft ladder leads to storage space, while power and light facilities ensure functionality. Double glazed windows add to the garage's appeal.

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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.

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