



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.

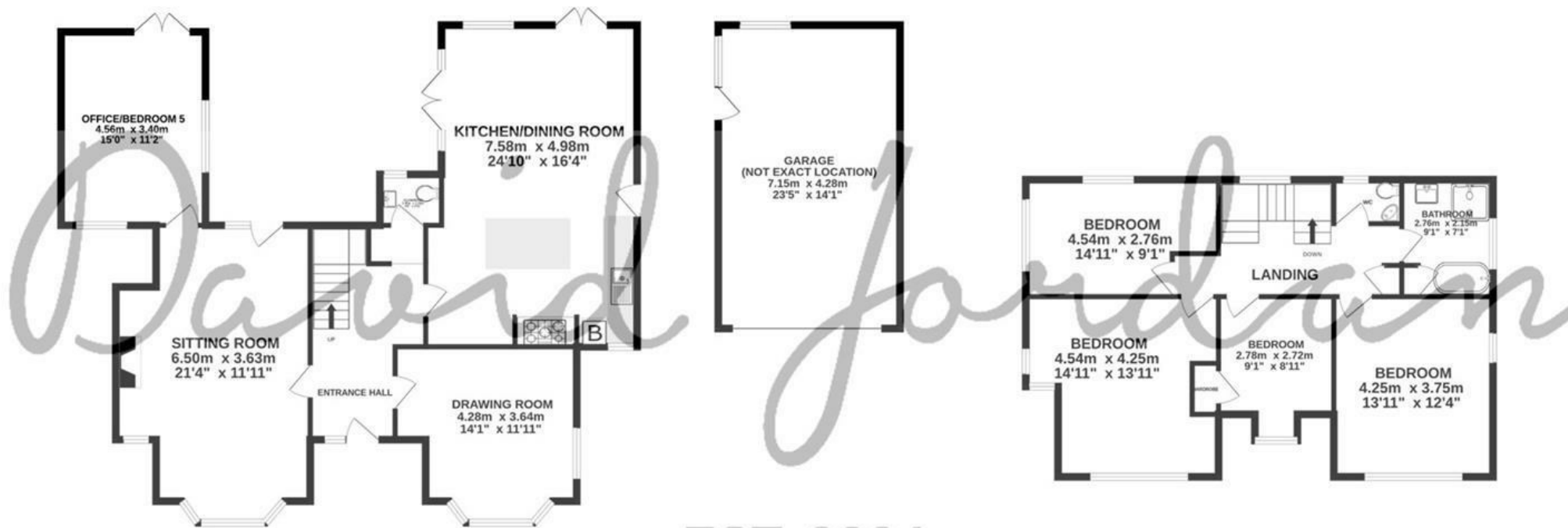
Internal inspect advised.

- 1920'S DETACHED HOUSE
- NEAR TO TOWN CENTRE
- FOUR BEDROOMS
- SITTING ROOM, DRAWING ROOM AND OFFICE
- LARGE KITCHEN/DINER
- REFITTED BATHROOM, 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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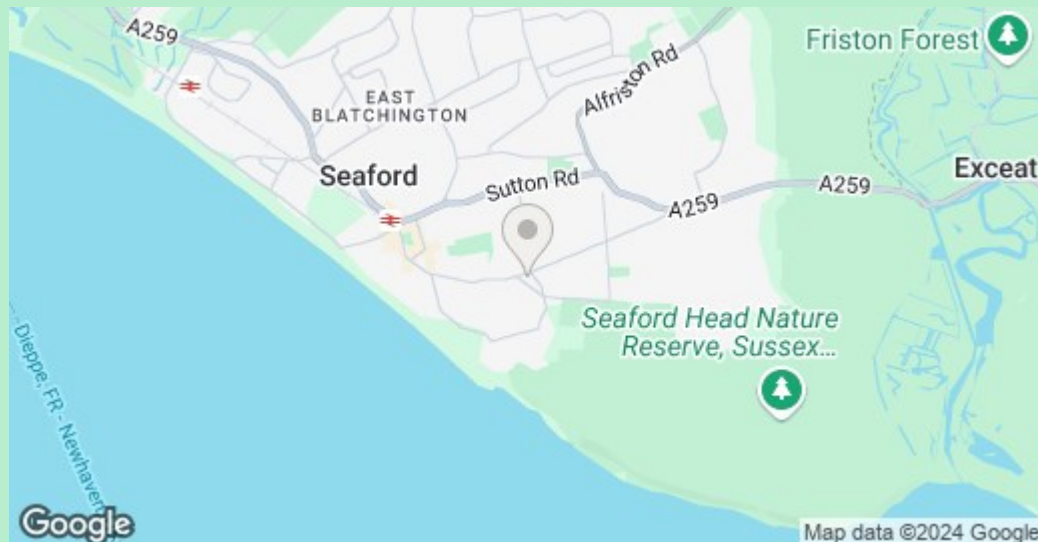
COUNCIL TAX BAND

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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