



8 SUTTON AVENUE, SEAFORD, EAST SUSSEX, BN25 4LA

£575,000



An opportunity to purchase this charming two bedroom detached family home. Ideally situated south of the A259 in a favoured location close to South Downs National Park and Seaford Head golf course.

Seaford town centre, railway station, unspoilt seafront, schools, leisure centre, swimming pool and bus routes are all within approximately half a mile.

The light and airy accommodation is arranged over two floors with the ground floor having kitchen/breakfast room, sitting room, dining room and shower room. The first floor has two double bedrooms together with a en-suite bathroom to bedroom one.

To the front of the house, there is a good sized front garden and gated access leading to the delightful southerly aspect and secluded rear garden, which is mainly laid to lawn with paved patio. The detached garage is accessed via Southdown Road.

An early viewing is advised to appreciate the charming home.

- TWO BEDROOM DETACHED HOUSE
- SECLUDED SOUTHERLY ASPECT REAR GARDEN
- DETACHED GARAGE ACCESSED VIA SOUTHDOWN ROAD
- SITTING ROOM, DINING ROOM AND KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER ROOM AND EN-SUITE TO BEDROOM ONE
- SEAFORD TOWN CENTRE, RAILWAY STATION, UNSPOILT SEAFRONT, SCHOOLS, LEISURE CENTRE, SWIMMING POOL AND BUS ROUTES ARE ALL WITHIN APPROXIMATELY HALF A MILE
- VACANT POSSESSION AND NO ONWARD CHAIN
- GAS FIRED CENTRAL HEATING AND MAJORITY DOUBLE GLAZED



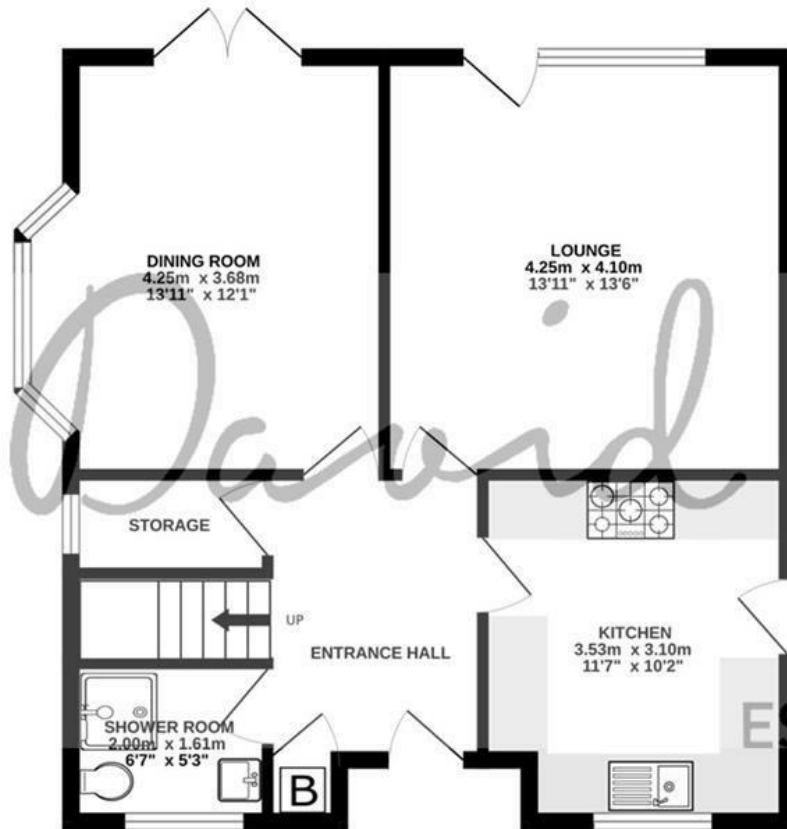




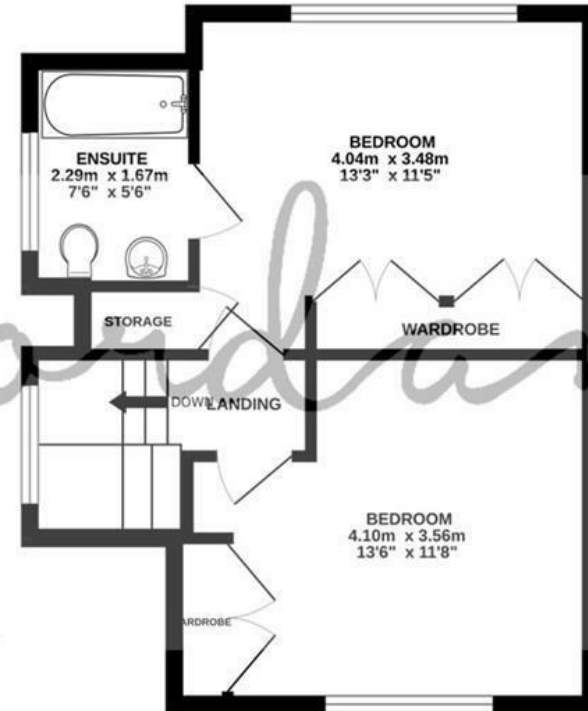




GROUND FLOOR  
56.5 sq.m. (609 sq.ft.) approx.



1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



MULBERRY COTTAGE 8 SUTTON AVENUE SEAFORD

TOTAL FLOOR AREA : 93.0 sq.m. (1002 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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### Ground floor

Wooden entrance door with single glazed window to front.

#### ENTRANCE HALL

Store cupboard housing Glow-Worm gas fired boiler, electric meter and consumer unit. Radiator. Stairs to first floor and under stairs store cupboard.

#### KITCHEN / BREAKFAST ROOM

Double glazed window to front and door to side. Work surface extending to breakfast bar and including a one and a half bowl sink and drainer. Four ring gas hob with cooker hood above and electric oven below. Tiled splash back. Integrated dishwasher, washing machine and fridge freezer. Radiator.

#### SITTING ROOM

Radiator. Double glazed window and door to rear garden.

#### DINING ROOM (potential bedroom three)

Double glazed bay window and door to rear garden. Radiator.

#### SHOWER ROOM

White suite comprising close coupled WC, wall mounted wash basin and shower enclosure. Tiled walls, heated towel rail and double glazed window.

### First floor

#### LANDING

Double glazed window to side.

#### BEDROOM ONE

Double glazed window to rear with far reaching views to Seaford Head over neighbouring properties. Fitted wardrobes and store cupboard.

#### EN-SUITE BATHROOM

White suite comprising close couple WC, wash basin set into vanity unit with mirror above. Bath with shower above. Towel rail and tiled walls. Double glazed window and extractor fan.

#### BEDROOM TWO

Double glazed window to front. Fitted wardrobe. Radiator. Access to eaves and hatch to loft.

### Outside

#### SOUTHERLY ASPECT REAR GARDEN

Mainly laid to lawn with shrub and hedge planting. Side access via both sides and gate to off road parking. Paved patio.

#### GARAGE

Accessed via side hinged doors and single glazed window to rear. Personal door to garden.

#### FRONT GARDEN

Mainly laid to lawn with shrub and hedge planting. Covered entrance

### 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.







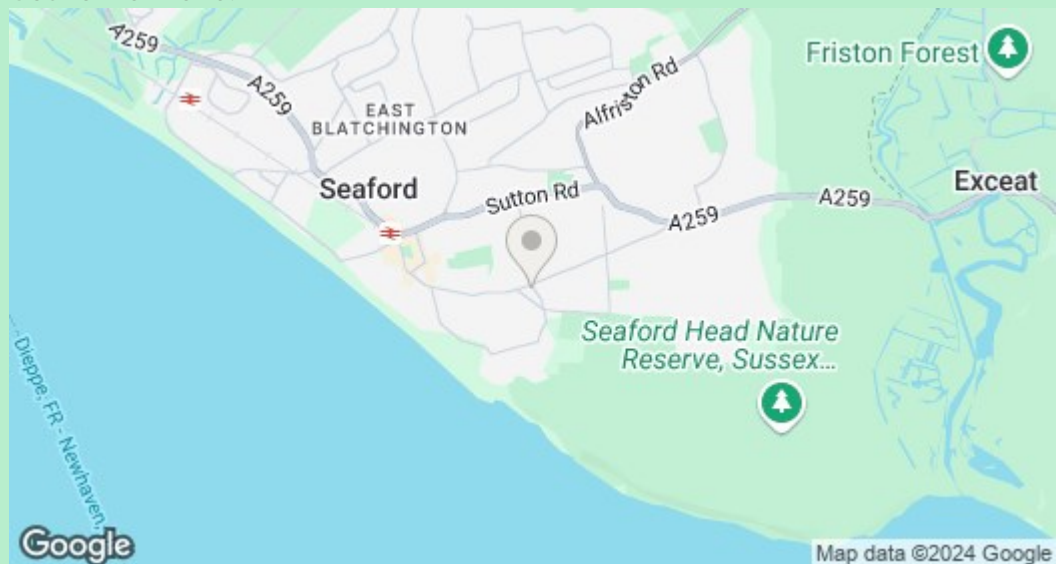
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## 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.

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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