



76 SUTTON ROAD, SEAFOUR, BN25 1SX

£585,000

A large three bedroom detached family home, ideally 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.

From the entrance, you are greeted by an open hallway which opens into the dining room. On the ground floor there is a living room with a wood-burning stove, conservatory (currently arranged as a study), well-fitted modern kitchen, separate utility room, cloakroom large workshop and a single garage.

The first floor has three double bedrooms, a dressing room and a modern shower room. The main bedroom has the added benefit of having an EN-suite shower room.

Outside there is a carriage-style driveway affording off road parking for several vehicles, a single garage and Southerly aspect rear garden which is laid to patio with shrub and tree borders. There are also double gates which lead to an additional paved area.

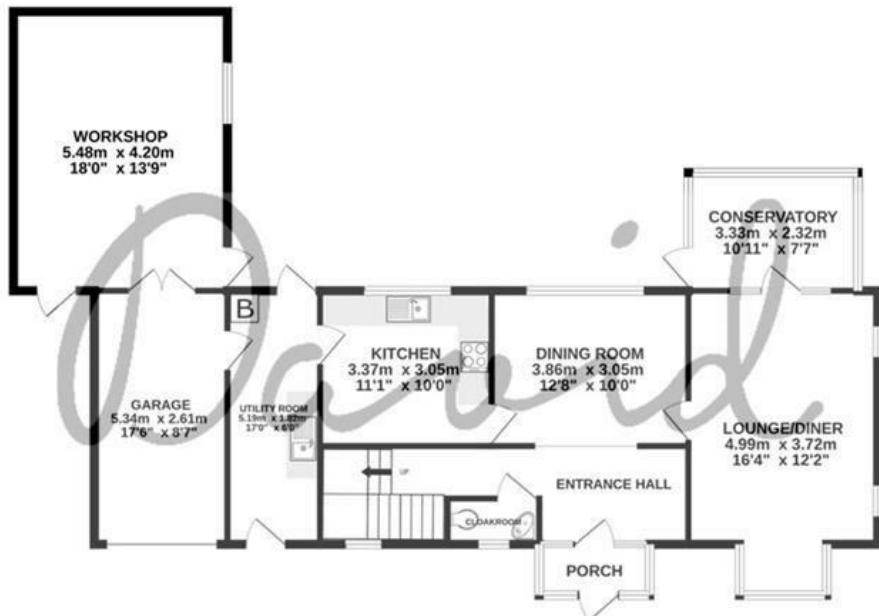
Further features and benefits include gas central heating and double glazed windows.

An internal inspection is advised to appreciate the wealth of accommodation on offer.

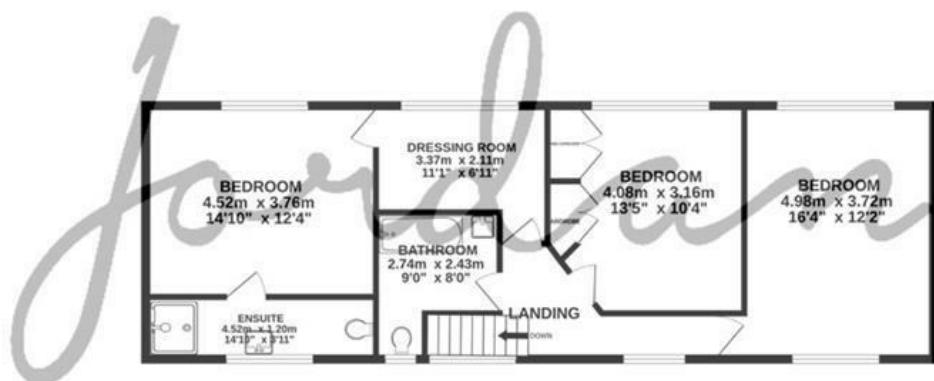
- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- VERY WELL-PRESENTED
- CARRIAGE-STYLE DRIVEWAY AFFORDING AMPLE OFF ROAD PARKING SPACE
- LIVING ROOM WITH WOOD-BURNING STOVE
- KITCHEN WITH SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- SITUATED WITHIN HALF A MILE OF SEAFORD TOWN CENTRE AND TRAIN STATION
- CLOSE TO BUS ROUTES
- LARGE WORKSHOP



GROUND FLOOR  
111.2 sq.m. (1197 sq.ft.) approx.



1ST FLOOR  
77.0 sq.m. (829 sq.ft.) approx.



EST. 2004  
76 SUTTON ROAD SEAFORD

TOTAL FLOOR AREA : 188.2 sq.m. (2026 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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