



41 SUTTON DROVE, SEAFORD, EAST SUSSEX, BN25 3NA

**£550,000**

This unique and extended detached chalet bungalow is located in a popular residential area close to the Downs Leisure centre, bus routes and parade of shops in Alfriston Road.

Seaford town centre, with its range of shops and mainline railway station is approximately one mile distant.

Accommodation comprises of entrance hallway, open plan kitchen/breakfast room, living room, two bedrooms, family bathroom and study on the ground floor. The first floor, accessed via spiral staircase, has a further bedroom and benefits from far reaching views and ensuite.

The property, which occupies a good size plot has recently installed driveway, integrated garage and extensive rear garden.

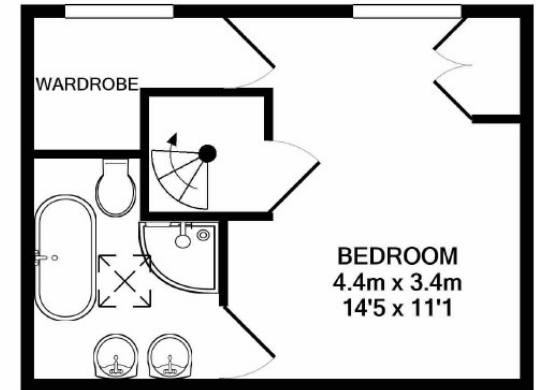
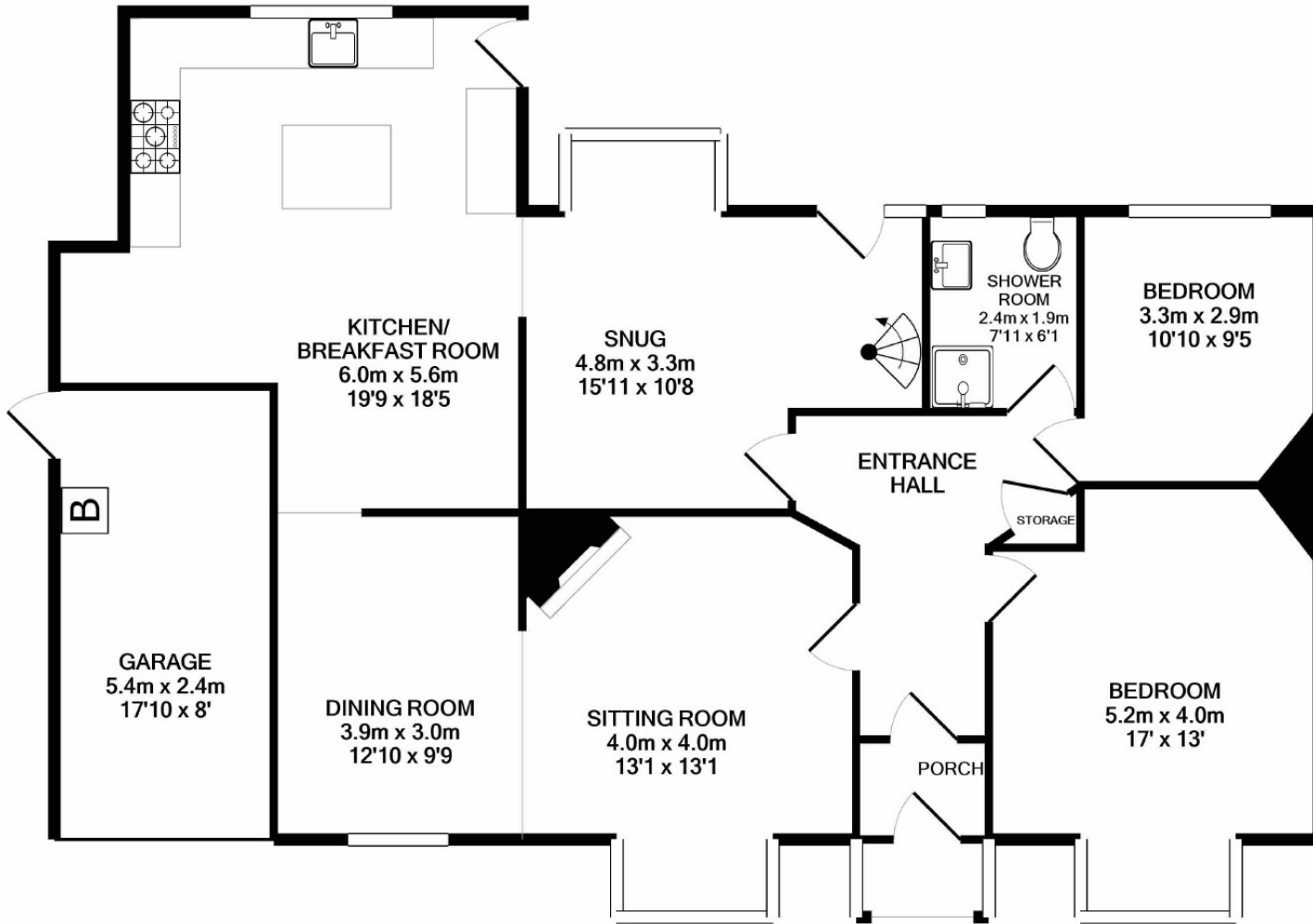
Further features include gas central heating and majority uPVC double glazing.

- THREE BEDROOMS
- UNIQUE AND EXTENDED
- DETACHED CHALET BUNGALOW
- SPIRAL STAIRCASE
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- FAMILY BATHROOM
- ENSUITE
- STUDY
- EXTENSIVE REAR GARDEN
- DRIVEWAY AND GARAGE
- MAJORITY DOUBLE GLAZED
- GAS CENTRAL HEATING









1ST FLOOR  
APPROX. FLOOR  
AREA 23.1 SQ.M.  
(249 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 130.9 SQ.M.  
(1409 SQ.FT.)

41 SUTTON DROVE SEAFORD  
TOTAL APPROX. FLOOR AREA 154.0 SQ.M. (1658 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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## Ground floor

Covered entrance with tiled floor and door with glazed window to: PORCH

Tiled floor. Wooden entrance door with glazed window to: ENTRANCE HALL

Engineered wood flooring. Radiator. Store cupboard. SITTING ROOM

Double glazed bay window to front. Radiator. Decorative fireplace with surround. Archway to:

DINING ROOM

Oriel double glazed window to front. Radiator. Door to: KITCHEN / BREAKFAST ROOM

Range of base units. Solid wooden work surface with Belfast sink. Space for Range cooker with cooker hood above. Space for upright fridge and freezer. Integrated dishwasher and washing machine. Island with additional work surface and breakfast bar. Tiled floor. Double glazed window and stable style door to rear. Radiator.

SNUG

Engineered wood flooring. Double glazed bay window and door to rear. Wood burning stove with tiled hearth. Metal spiral staircase to Bedroom one.

BEDROOM TWO

Upvc double glazed window with tiled window sill overlooking rear garden. Radiator.

BEDROOM THREE

Upvc double glazed bay window to front. Tiled window sill. Fitted wardrobes.

## First Floor

BEDROOM ONE

Walk-in store cupboard with radiator and window to rear. Fitted wardrobe. Upvc double glazed window overlooking rear garden with far reaching views. Radiator. Access to eaves.

EN-SUITE

White suite comprising free standing roll top bath, close couple W.C, his and hers pedestal wash basin and shower cubicle  
Heated ladder style towel rail. Part tiled walls and tiled floor. Velux window to side.

## Outside

REAR GARDEN

Steps down from rear decking which enjoys views over the well-stocked garden. Pond with shrub and flower planting. Area of lawn with hedge partition opening to additional lawn with decking and vegetable beds. Side access to front. Shrubs and trees. Timber summer house.

FRONT

Brick paved off road parking leading to garage with steps up to front. Additional path from pavement with areas with shrubs, flower and hedge planting.





## COUNCIL TAX BAND

Local Authority: Lewes District  
Council. Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.  
Environmental Impact Rating .

## DISCLAIMER

Money Laundering Regulations 2007: 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