



High View 64 Sutton Drive, Seaford, East Sussex, BN25 3NH

# High View 64 Sutton Drove Seaford

East Sussex

BN25 3NH

£475,000

A charming semi detached character house with South facing rear garden.

Retaining much of the character and charm of the period this superbly presented house has been improved to modern standards and living. There is now a large front porch to the property with utilities cupboard, downstairs cloakroom and internal double doors to the kitchen/dining room. The dual aspect kitchen/dining room is a light and welcoming area with a range of modern wall/base kitchen units, integrated appliances and fireplace. The living room sits to the rear of the property with French doors leading out onto the rear garden and fireplace with working wood burner in situ. There is also a rear porch/garden room leading from the hall to the garden, ideal for boots and coats. Upstairs you have 3 double bedrooms: with bedroom 1 to the rear having an ensuite and feature iron fireplace; Bedroom 2, which is currently being used as painting studio, has distant views over farmland, a feature iron fireplace and fitted cupboard; whilst bedroom 3 also enjoys the distant farmland views. Completing the first floor is the modern bathroom with white suite.

The private sunny south facing rear garden has a patio area across the rear of the property, whilst the remaining garden is mainly laid to lawn with established borders and trees. There is a secure side access to the front, which has raised beds and off-street parking for one vehicle.

Located on Sutton Drove the property is well placed for easy access to a local parade of shops on nearby Alfriston Road. A tritten close by leads through to the A259 – giving quick access to bus services to Eastbourne and Brighton. Whilst Seaford town centre, with its comprehensive range of shops, cafes, restaurants and pubs, seafront promenade/beach and railway station to London, can be found within approximately one mile.



- Semi Detached House
- Character House
- Kitchen/Dining Room
- Off Road Parking
- 3 Bedrooms
- South Facing Garden
- Ensuite
- Distant Farmland Views

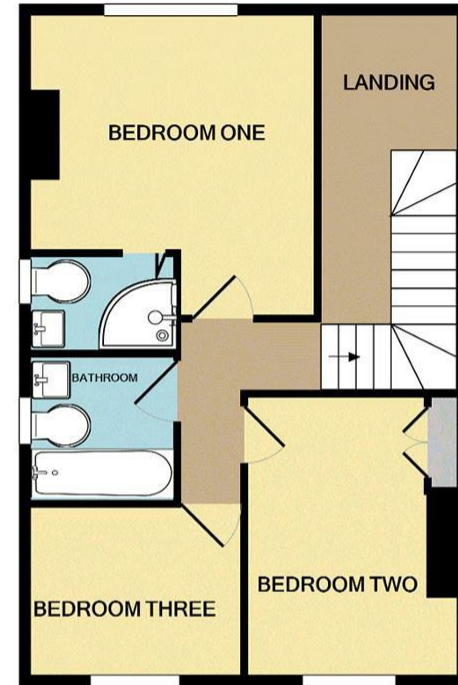


Entance Porch	2.9m x 1m (9'6" x 3'3")
- Downstairs Cloakroom	
- Utilities Cupboard	
Kitchen/Dining Room	3.8m x 3.1m (12'5" x 10'2")
Living Room	3.9m x 3.7m (12'9" x 12'1")
Hall	
Rear Porch	
Landing	
Bedroom 1	3.9m x 3.6m (12'9" x 11'9")
- Ensuite	
Bedroom 2	3.6m x 2.8m (11'9" x 9'2")
Bedroom 3	2.7m x 2m (8'10" x 6'6")
Bathroom	
Rear Garden	
Front Garden	
Off Road Parking	
Council Tax Band: C	
EPC: D	





GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 SQ.M.)

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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### Rowland Gorringe Estate Agents

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