

27 Sutton Road, Seaford, BN25 1SG

ROWLAND GORRINGE

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Seaford
BN25 1SG

Offers In Excess Of £400,000



Arranged over 3 floors and in need of refurbishment, the property provides the opportunity to own a substantial character home within the town centre. Approaching via a short flight of steps there is an attractive mosaic tiled floor to the entrance porch and upon entering the house there is a sense of grandness. The ground floor has 3 receptions consisting of: living room to the front with bay window and feature fireplace; directly behind the living room is the family room with feature fireplace and window to the rear garden; lastly the kitchen/dining room which was originally 2 rooms, now measures 23', has a dual aspect, tiled floor and door into the garden. The first floor has 3 double bedrooms, with the principle bedroom having 2 banks of wardrobes, bay window and door onto its own balcony. The family bathroom has bath and separate shower as well as washbasin. Completing the first floor is a separate wc. The third floor has a further 2 double bedrooms, with bedroom 4 having skeelings and a view over the town to the sea. A utility/kitchenette is located on this floor but could be a further bedroom or study. The second bathroom is located on this floor also.

Character features to the property include, decorative mouldings, feature fireplaces, panelled doors, high ceilings of the period, picture rails, high skirting and bannisters.

The rear garden is private with flint/brick boundary walls to all elevations, has a large patio area, lawn, summerhouse, shed and secure side access which has been enclosed by a lean-to (providing further garden/bike storage).

The property is situated within the heart of Seaford town centre with bus stops for Brighton and Eastbourne located within 100 yards. Seaford town centre offers a wide range of shopping facilities, restaurants and cafes, the railway station with access to Gatwick and London Victoria is less than half a mile level walk. The seafront promenade and beach also lie within approximately three-quarters of a mile

- Approximately 2482 sq ft
- Character Town House
- Town Centre Location
- 2 Bathrooms & Utility
- In Need of Refurbishment
- 5 Double Bedrooms
- Semi Detached
- 23' Kitchen/Dining Room
- 2 Further Receptions
- No Onward Chain



Entrance Hall	
Kitchen/Dining Room	7.21m x 3.66m (23'8" x 12")
Lounge	4.80m x 4.78m (15'9" x 15'8")
Family Room	4.11m x 3.73m (13'6" x 12'3")
First Floor Landing	
Bedroom One	6.07m x 4.78m (19'11" x 15'8")
Balcony	
Bedroom Two	4.11m x 3.76m (13'6" x 12'4")
Bedroom Three	3.99mx 3.71m (13'1"x 12'2")
Bathroom	
Separate WC	
Second Floor Landing	
Bedroom Four	5.08m x 4.93m (16'8" x 16'2")
Bedroom Five	4.80m x 3.38m (15'9" x 11'1")
Utility	3.12m x 3.05m (10'3" x 10")
Bathroom	
Lean To	7.11m x 1.52m (23'4" x 5")
Rear Garden	
EPC: E	
Council Tax Band: E	











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Approximate Gross Internal Floor Area = 230.58 sq m / 2482 sq ft

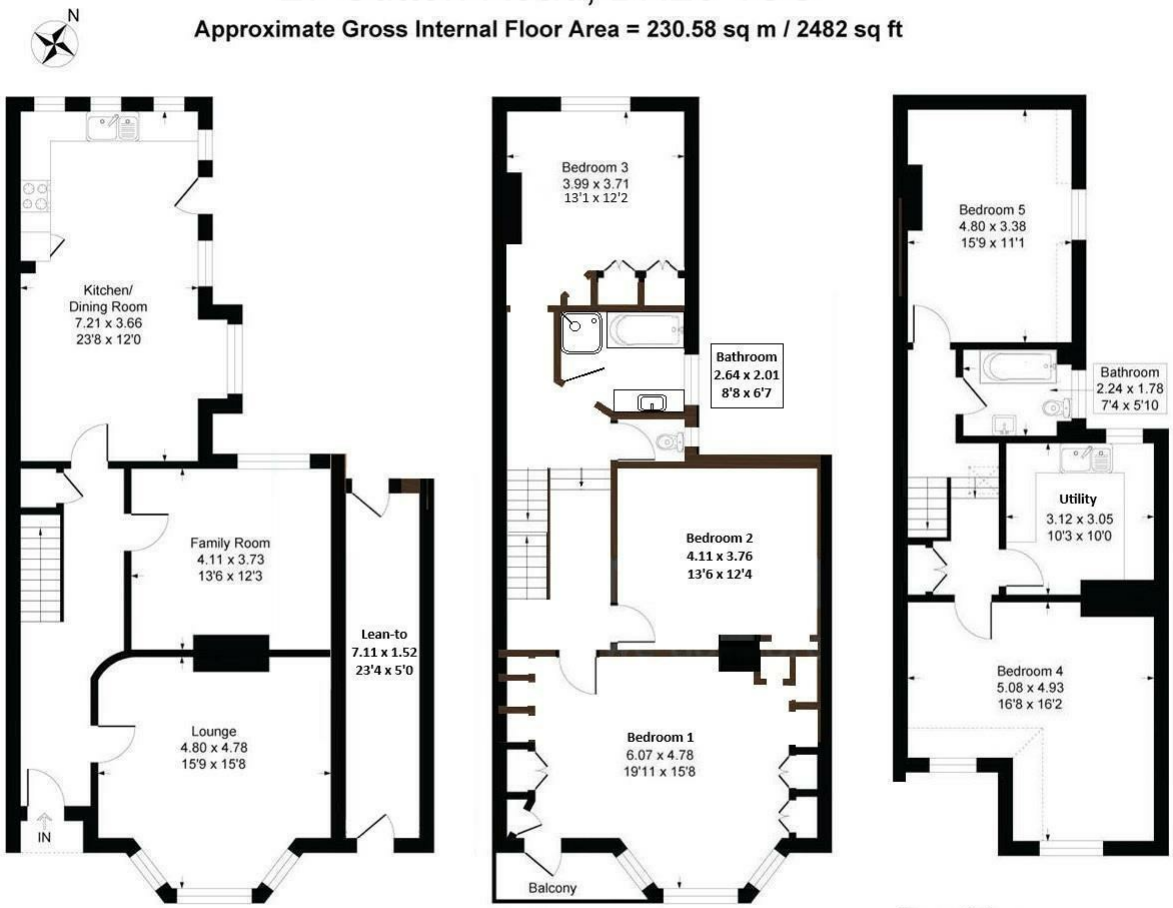


Illustration for identification purposes only, measuremsents are approximate, not to scale

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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