



87 Sutton Road, Seaford, East Sussex, BN25 4QH

ROWLAND  
GORRINGE

# 87 Sutton Road Seaford East Sussex BN25 4QH £575,000

A detached extended 3 double bedroom house with a substantial garden and 4 receptions.

Extended to the side - providing an impressive 21' living room sitting to the front with double doors leading through to a 18' dining room which overlooks the rear garden. A brick-based conservatory comes off the dining area via a patio door, with access to the garden, has a tiled floor and radiator. The kitchen/breakfast room 18', has a vaulted ceiling with velux windows and a 'minstrel style gallery' landing within. Converted from the original garage, the snug has a dual aspect and also sits to the front of the property. A downstairs cloakroom completes the ground floor accommodation. Upstairs you have the 3 double bedrooms and the family bathroom. Bedroom 3 to the front with views to Seaford Head, is currently set as a home office. Whilst bedroom 2 is set as a games room/home cinema. Bedroom 1 is the principle bedroom and also has views towards Seaford Head.

The sunny, private rear garden is predominately laid to lawn with a variety of trees as well as shrub and flower beds set within. A good sized patio adjoins the property, there is a shed as well as a work cabin (with power cable running to it) and secure side access to the front. Whilst the front has been laid to a low maintenance block brick drive providing extensive parking for the household.

The property is conveniently situated for transport links. Whilst Seaford town centre is approximately ½ mile away, with its wide range of shopping facilities, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles. Seaford is enviably enclosed by the picturesque South Downs National Park.



- Detached House
- 21' Living Room
- 18' Kitchen/Breakfast Room
- Conservatory
- Fibre Broadband Connection
- 3 Double Bedrooms
- 18' Dining Room
- 'Snug'/Study
- Well Presented Throughout
- Over 100ft Garden



|                        |                                 |
|------------------------|---------------------------------|
| Porch                  |                                 |
| Hall                   |                                 |
| Kitchen/Breakfast Room | 5.74m x 4.22m (18'9" x 13'10")  |
| Dining Room            | 5.72m x 3.78m (18'9" x 12'4")   |
| Conservatory           | 4.27m x 3.05m (14'0" x 10'0")   |
| Living Room            | 6.68m x 4.57m (21'10" x 14'11") |
| Snug/Study             | 3.40m x 2.67m (11'1" x 8'9")    |
| Cloakroom/WC           |                                 |
| Landing                |                                 |
| Bedroom 1              | 4.72m x 3.48m (15'5" x 11'5")   |
| Bedroom 2              | 3.78m x 3.18m (12'4" x 10'5")   |
| Bedroom 3              | 3.81m x 3.51m (12'5" x 11'6")   |
| Bathroom               |                                 |
| Gallery Area           |                                 |
| Rear Garden            |                                 |
| Driveway               |                                 |
| Council Tax Band: F    |                                 |
| EPC: C                 |                                 |





87 Sutton Road, BN25 4QH  
Approximate Gross Internal Floor Area = 168.50 sq m / 1814 sq ft

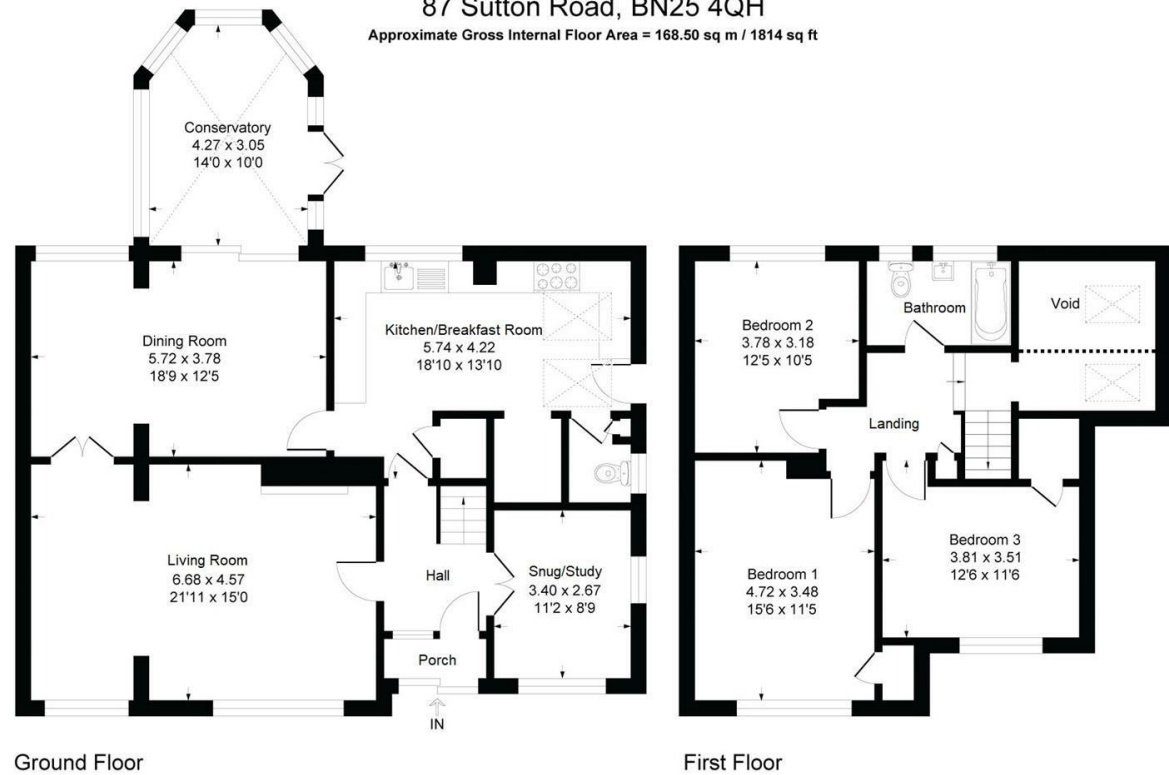


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorrington Estate Agents

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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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