



3 Sutton Avenue, Seaford, BN25 4LA

ROWLAND  
GORRINGE

### 3 Sutton Avenue, Seaford, BN25 4LA

#### Offers In Excess Of £530,000

A beautiful three bedroom semi detached family home being well presented throughout, located in central location within Seaford.

Built circa 1966, being beautifully presented and maintained by the current owners with internal accommodation comprising; welcoming and spacious entrance hall, through living room with window to the front and electric fire with surround. The dining room has French doors leading to the rear garden. The refitted kitchen features wall and base units with work surfaces, integrated appliances and a door leading on to the side. A cloakroom/wc completes the ground floor.

The first floor landing provides access to all the rooms including the three double bedrooms. The bathroom boasts a bath, separate shower, wc and wash hand basin. Bedroom one has built in wardrobes and enjoys views towards Seaford Head.

To the front there is ample off road parking leading to the spacious 16' x 16' garage with electric door, low maintenance front garden and access to the front door and side gate. The 80' rear garden is well established being mainly laid to lawn, patio seating areas, summer house, fence borders, providing a great deal of seclusion.

The garage has power and light, electric door over, further side door leading to the garden.

Sutton Avenue is ideally situated within close proximity to the town centre and its wide range of shops, A259 coastal road (with bus service to Brighton & Eastbourne every 15mins) and railway station (with links to London (Victoria) and Brighton). The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









### Entrance Hall

### Living Room

20'1" x 11'11" (6.12m x 3.63m)

### Dining Room

12'11" x 9'10" (3.94m x 3.00m)

### Kitchen

11'5" x 9'11" (3.48m x 3.02m)

### Cloakroom

### First Floor Landing

### Bedroom 1

20'1" x 11'11" (6.12m x 3.63m)

### Bedroom 2

12'11" x 9'10" (3.94m x 3.00m)

### Bedroom 3

11'6" x 9'10" (3.51m x 3.00m)

### Bathroom

### Garage

16'1" x 16'1" (4.90m x 4.90m)

### Off Road Parking

### Rear Garden

Council Tax: E

EPC: C



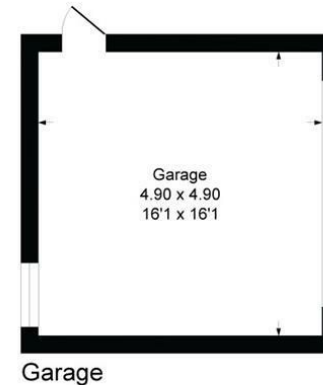


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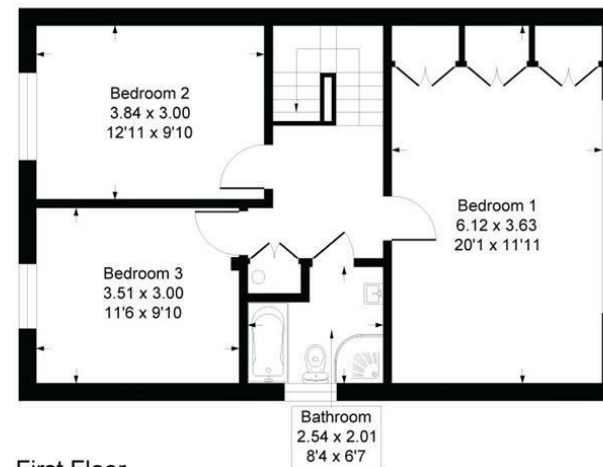
Approximate Gross Internal Floor Area = 120.71 sq m / 1299 sq ft

Garage Area = 24.03 sq m / 259 sq ft

Total Area = 144.74 sq m / 1558 sq ft



Ground Floor



First Floor

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

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

[hello@rowlandgorringe.co.uk](mailto:hello@rowlandgorringe.co.uk)

[rowlandgorringe.co.uk](http://rowlandgorringe.co.uk)

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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