

70 Sutton Road, Seaford, BN25 1SX

ROWLAND GORRINGE

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Guide Price- £600,000-£650,000

A delightful and well presented three bedroom detached character house which has been refurbished and finished to a high standard by the current owners.

Built Circa 1954, by local and highly esteemed architect Alwyn Underdown, this house has a wealth of charm and character throughout with light and bright internal accommodation comprising; entrance porch leading to the welcoming and spacious entrance hall. The modern dual aspect kitchen breakfast room has ample work space, space for table and space and plumbing for appliances. The 17' x 16' living room has a triple aspect over looking the rear and side gardens, open fire with brick surround and herringbone flooring. A cloakroom/wc, useful utility room and further side access can be found from the inner hall.

To the first floor there are three bedrooms, principal with dual aspect and built in wardrobes The family bathroom is located off the landing, whilst further stairs lead up to attic rooms with eaves storage.

There are picturesque views to the sea and Seaford Head from the first and second floor.

Outside there are gardens to the front, side and rear, mainly being laid to lawn, secluded and the favoured southerly aspect to the rear. Fence borders, workshop, further ample off road parking for four cars and a single detached garage.

Alwyn Underdown was a prominent local architect in East Sussex, England, active since 1920s. Properties designed by him are widely known locally as "Underdown houses". These homes are highly sought after by buyers and are famous for looking like traditional English country cottages despite being built in the 20th century.

Ideally located on the corner of Meads Road and Sutton Road, this property is conveniently situated for transport links. Whilst Seaford town centre is approximately 1/4 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.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.










Vaillant
BOSCH

Entrance Hall

Cloakroom

Kitchen/Breakfast Room
14'8" x 9'10" (4.47m x 3.00m)

Utility
9'4" x 5'7" (2.84m x 1.70m)

Living Room
17'11" x 16'2" (5.46m x 4.93m)

First Floor Landing

Bedroom One
18'4" x 11'4" (5.59m x 3.45m)

Bedroom Two
14'1" x 8'9" (4.29m x 2.67m)

Bedroom Three
11" x 6" (3.35m x 1.83m)

Bathroom
9'4" x 5'8" (2.84m x 1.73m)

Second Floor Hallway

Attic Room
16'2" x 7'3" (4.93m x 2.21m)

Rear Garden

Outbuilding
16'7" x 8'1" (5.05m x 2.46m)

Garage
18'2" x 9'8" (5.54m x 2.95m)

EPC: D

Council Tax Band: E















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Approximate Gross Internal Floor Area = 131.88 sq m / 1420 sq ft
Garage Area = 16.31 sq m / 176 sq ft
Outbuilding Area = 12.45 sq m / 134 sq ft
Total Area = 160.64 sq m / 1730 sq ft

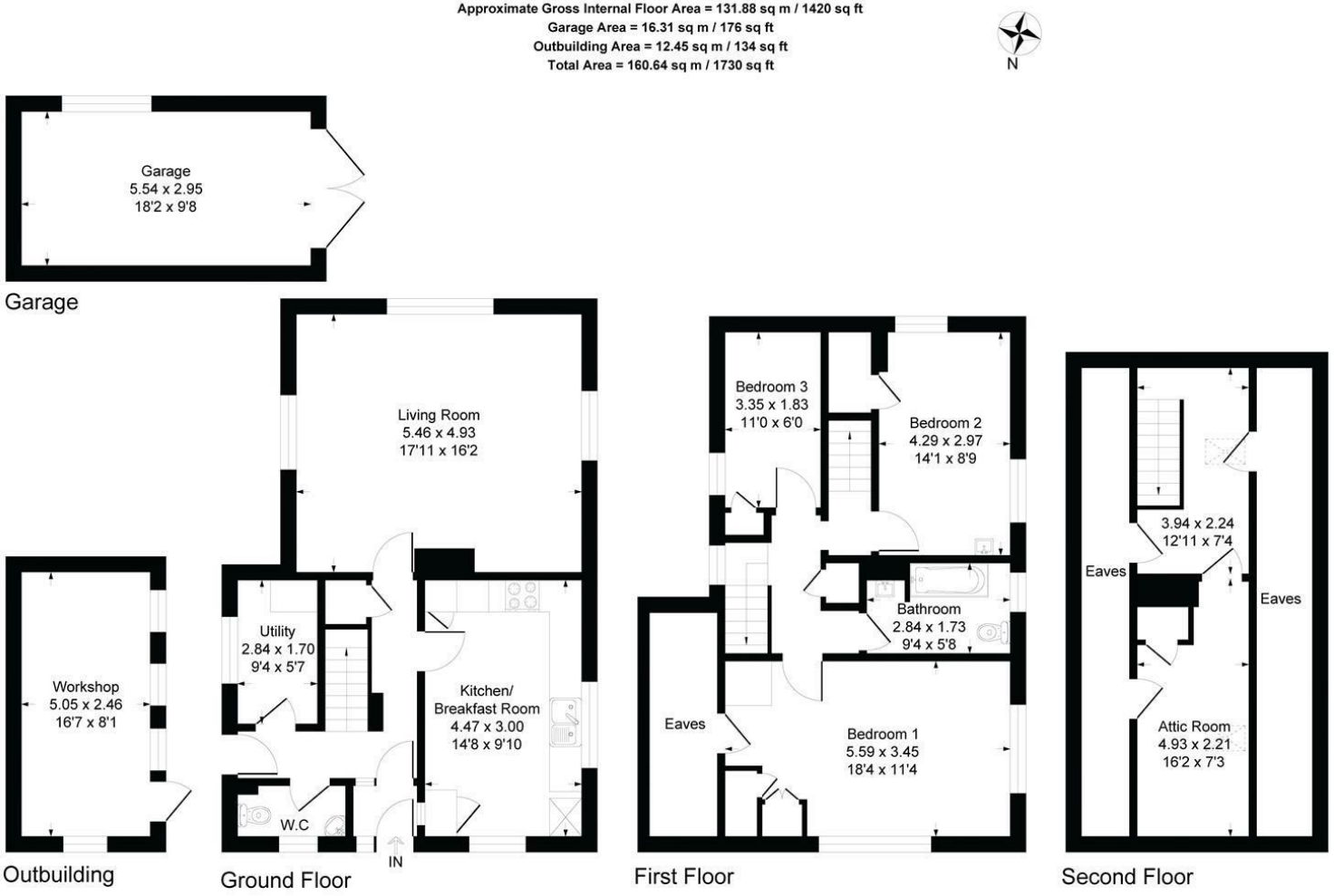


Illustration for identification purposes only, measurements are approximate, not to scale

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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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