



1 Cuckmere Court Sutton Park Road, Seaford, BN25 1RR

1 Cuckmere Court Sutton  
Park Road  
Seaford  
BN25 1RR  
£299,950

An immaculately presented two double bedroom ground floor flat, boasting a really impressive private south facing rear garden, parking space and being share of the freehold.

This light and bright property offers a spacious living room/diner with windows and access via French doors out to the southerly facing rear garden. Off of the diner you will then find a beautifully presented kitchen with matching base and wall cupboards, built in appliances including dishwasher, double oven and gas hob. The family bathroom includes bath with overhead shower, W/C, heated towel rail and hand basin. While the property also features a separate W/C with hand basin and heated towel rail. Both bedrooms 1 & 2 offer great space and allow for a double bed while also incorporating built in wardrobes.

The ideal secluded, south facing garden is a real sun trap perfect for entertaining guests, full width patio from the flat, leading down to the lawn space with flint stone wall surrounding.

Cuckmere Court is ideally located within Seaford town centre, railway station and bus services. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs and library. Seaford is surrounded by the South Downs National Park and the English Channel and offers an un-commercialised seafront promenade and many leisure activities.



- 709 sqft
- Parking Space
- Close Proximity to Seaford Town Centre
- Kitchen/Living Room
- South Facing Garden
- Immaculately presented
- Ground Floor
- Close Proximity to Seafront



Kitchen	2.62 x 2.46 (8'7" x 8'0")
Living room	5.26 x 4.50 (17'3" x 14'9")
W/C	1.47 x 0.91 (4'9" x 2'11")
Bedroom 1	4.37 x 3.45 (14'4" x 11'3")
Bedroom 2	3.53 x 3.00 (11'6" x 9'10")
Bathroom	1.85 x 1.73 (6'0" x 5'8")

Parking Space

EPC - C

Council Tax - C

Lease Information - Share of Freehold

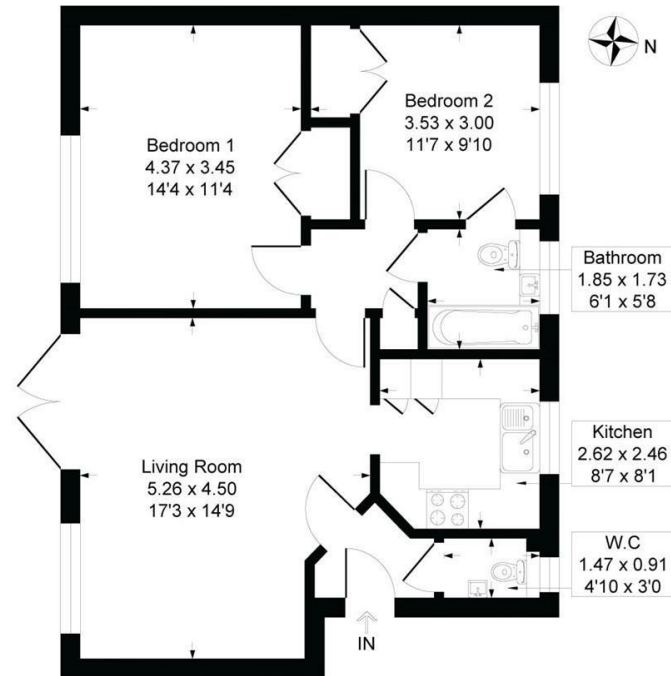
Service charge - £1772 pa





## 1 Cuckmere Court, BN25 1RR

Approximate Gross Internal Floor Area = 65.89 sq m / 709 sq ft



### Ground Floor

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

### Rowland Gorrings Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrings.co.uk

www.rowlandgorrings.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.

