



5 Bed
House - Detached
located in Sutton Road



36 Sutton Road

Seaford

BN251SG



Asking Price £600,000

A substantial five-bedroom detached property occupying a convenient town-centre position in the heart of Seaford. Offering spacious and highly versatile accommodation arranged over two floors, the property presents an excellent opportunity for buyers seeking a generous family home with considerable scope for modernisation and improvement. The accommodation includes three reception rooms, a large kitchen/breakfast room, conservatory, wet room, five double bedrooms and two bathrooms. Outside, there is an enclosed rear garden with a useful garden room, together with a double garage and off-road parking for several vehicles.

Description

This substantial detached property occupies an exceptionally convenient position in the heart of Seaford town centre, offering spacious and versatile accommodation arranged over two floors. Requiring modernisation throughout, the property provides an excellent opportunity for a purchaser to create a substantial family home tailored to their own style and requirements.

On entering, a spacious entrance hall provides access to the principal ground-floor rooms.

The lounge is a well-proportioned reception room enjoying a pleasant southerly rear aspect through a bay window overlooking the garden. A feature fireplace provides an attractive focal point, while the room opens through to a conservatory, creating a useful additional reception space with views and access towards the rear garden.

A separate dining room is positioned at the front of the property, with a further reception room situated between the dining room and lounge. This versatile space could be used as a family room, sitting room, playroom or home office, depending on the purchaser's requirements.

To the rear is a large kitchen/breakfast room, providing ample scope for redesign and modernisation. A door leads directly out to the rear garden, making this a practical space for family living and entertaining.

A ground-floor wet room is conveniently positioned between the lounge and kitchen/breakfast room.

There is also internal access from the entrance hall to the double garage, which provides excellent additional storage and utility space. The garage currently accommodates the boiler and has space and plumbing for a washing machine and tumble dryer, together with space for a fridge/freezer.

First Floor

The first floor provides five double bedrooms, offering excellent flexibility for a growing family, home-working requirements or visiting guests.

Two bathrooms serve the bedrooms, providing useful facilities for a property of this size.

The property further benefits from double glazing and central heating.

Outside

The enclosed rear garden is predominantly laid to lawn and features a mature selection of established trees, shrubs and bushes, creating a pleasant and private outdoor setting.

A particular feature is the useful garden room, which provides additional flexible space and could suit a variety of uses including a home office, hobby room or garden retreat.

The double garage offers further storage and utility potential and benefits from a side window, providing an abundance of natural light.

To the front, brick-block paving provides off-road parking for several vehicles, a particularly valuable feature given the property's central location.

Location

The property is ideally situated within the heart of Seaford town centre, providing excellent access to a wide range of everyday amenities. Local shops, cafés, restaurants and other facilities are all within easy walking distance.

Bus stops providing services towards Brighton and Eastbourne are approximately 100 yards away, while Seaford railway station is less than half a mile away, offering rail connections towards Gatwick and London Victoria.

The seafront promenade and beach are also conveniently located approximately three-quarters of a mile away, providing easy access to Seaford's attractive coastline.

With its substantial accommodation, five double bedrooms, generous outside space, double garage and highly convenient central location, this property represents an excellent opportunity to create a wonderful family home, subject to modernisation and improvement. EPC Rating D | Council Tax Band F

Disclaimer

- Money Laundering Regulations 2017



In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

- **Property Information**

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

- Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

- **Measurements**

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- **Services and Tenure**

We have not tested any apparatus, equipment, fixtures, fittings, or services and



therefore cannot be
advised to obtain
• Any reference to
We have not inspected
from their solicitor
• These particulars
and should not be
contract or offer.



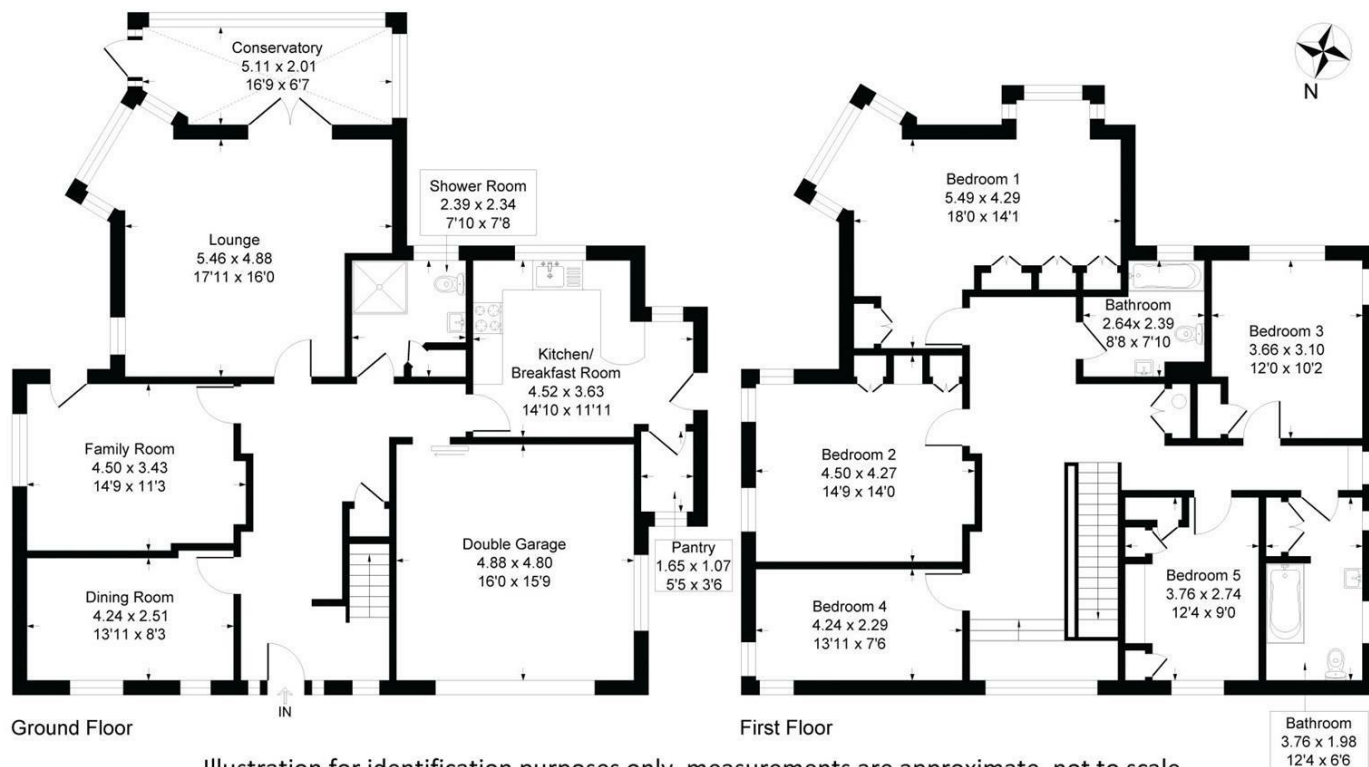


36 Sutton Road, Seaford, BN251SG



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Approximate Gross Internal Floor Area = 252.50 sq m / 2718 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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