



51 SUTTON ROAD, SEAFORD, EAST SUSSEX, BN25 1SU

£795,000

An opportunity to acquire this substantial Edwardian semi-detached residence having a wealth of character and features including original fireplaces, oak flooring and high level ceilings.

Ideally situated in an extremely convenient location along the A259, within easy walking distance of Seaford town centre, railway station and Brighton to Eastbourne bus route,

The property, which offers spacious family accommodation arranged over three floors, has the benefit of seven bedrooms, four reception rooms and a well fitted and good sized open plan kitchen breakfast room with adjoining Dining Room. The expansive games/entertainment room which is situated to the rear of the house would make an ideal Annexe, subject to necessary consents

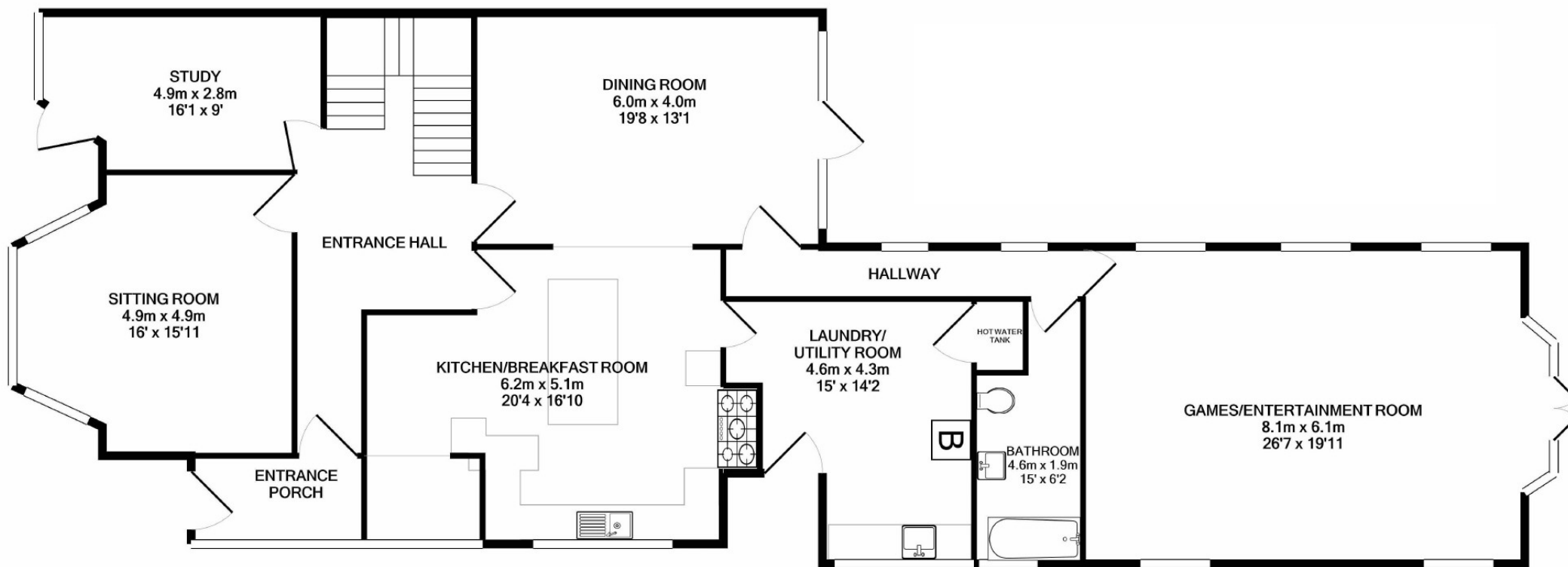
The rear garden is partly laid to lawn with a rear decking seating area and timber garden store. There is a Westerly aspect walled garden to the side, with the front being laid to lawn, well screened with ample off-road parking. Other features and benefits include gas central heating, newly fitted sash uPVC double glazed windows to most rooms.

The property is considered to be eminently suitable for a variety of uses, subject to any necessary planning consent, and an viewing is highly recommended.

- EDWARDIAN SEMI-DETACHED RESIDENCE
- SEVEN BEDROOMS
- SITTING ROOM
- DINING ROOM
- EXPANSIVE GAMES ROOM
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH BALCONY
- FAMILY BATHROOM
- SHOWER ROOM
- UPVC DOUBLE GLAZED SASH WINDOWS TO MOST ROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- VIEWS TO THE SEA FROM UPPER FLOORS
- CONVENIENT LOCATION
- CLOSE TO TOWN CENTRE







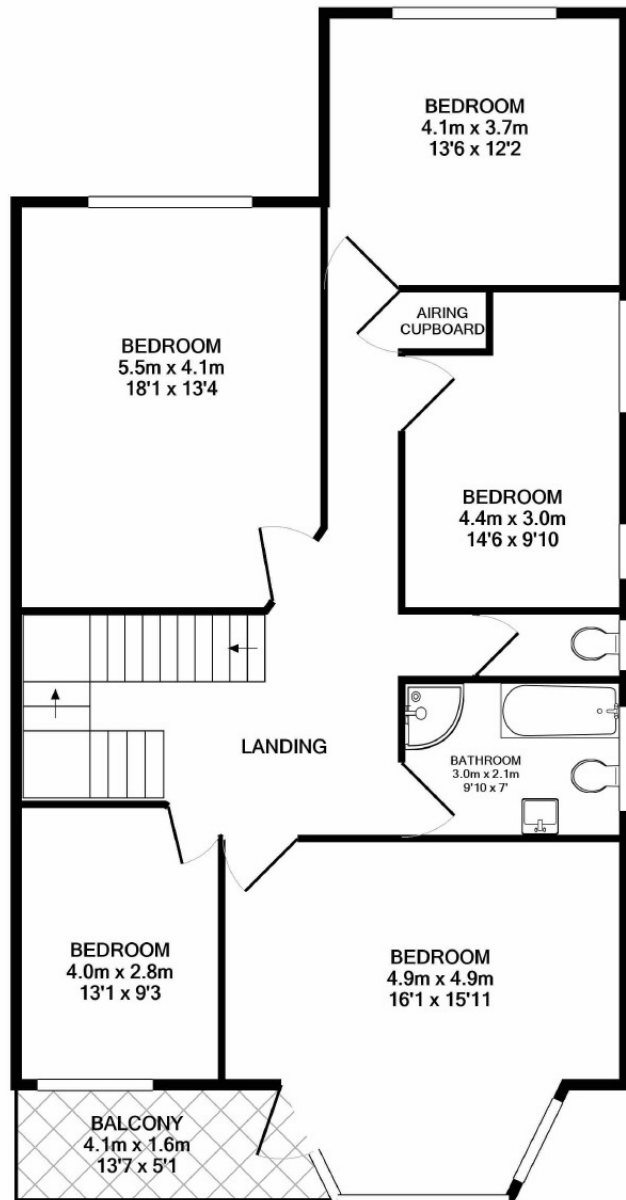
GROUND FLOOR ACCOMMODATION

51 SUTTON ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 183.4 SQ.M. (1975 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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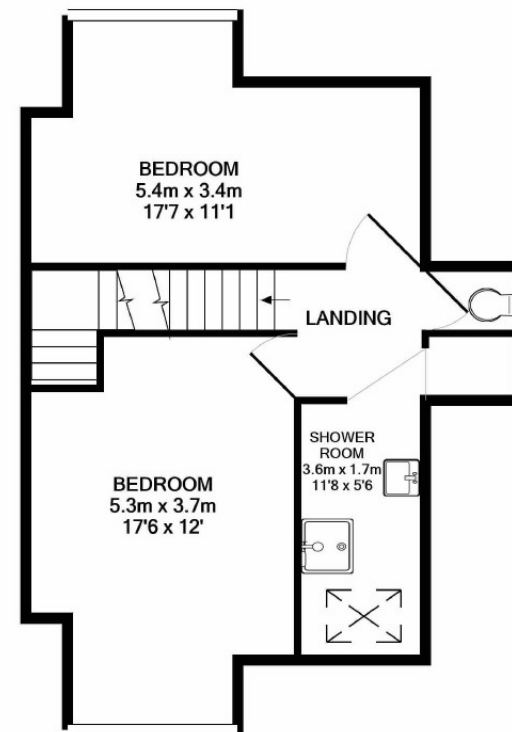
FIRST FLOOR ACCOMMODATION

APPROX. FLOOR
AREA 112.1 SQ.M.
(1207 SQ.FT.)



SECOND FLOOR ACCOMMODATION

APPROX. FLOOR
AREA 47.6 SQ.M.
(513 SQ.FT.)



51 SUTTON ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 159.7 SQ.M. (1720 SQ.FT.)





GROUND FLOOR

Solid wood entrance doors open from the porch into an elegant Reception hall with Herringbone flooring and a column radiator. The Sitting room and Study both overlook the front of the property, having bay fronted windows and feature fireplaces. There is an impressive open plan spacious kitchen/breakfast room with excellent range of units, centre island and breakfast bar. The adjacent Dining room offers lovely family space for informal dining and socialising. The laundry room has plenty of appliance space and houses both the central heating boiler and Megaflow water tank. A real benefit of the property is the expansive entertainment room situated to the rear of the property together with adjacent Bathroom, which would make for an ideal potential Annexe.

FIRST FLOOR

The Staircase and polished wood balustrade leads to an expansive first floor landing with exposed floorboards and column radiator. There are five very good size bedrooms on this floor all having original feature fireplaces, some with original built in cupboards. Bedroom One has a lovely bay window with door opening onto a south aspect balcony. There is also a Bathroom with separate shower cubicle. A further staircase leads to the second floor landing.

SECOND FLOOR

On this floor there are two further bedrooms with built in cupboards on this floor together with both shower room and sep WC which requires some decorative works. There is also access to the eaves. From the front bedroom there are direct views to the sea and Seaford Head.

OUTSIDE

The property lies between Sutton Road and Grove road. To the rear there is a good size lawn, timber decking and side patio, walled garden, both enjoying a westerly aspect, ideal for summer afternoons and evening sun. The front garden is nicely shielded from the road with mature trees, lawn area and off road parking for vehicles.



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: G

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating E.

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004