



12 SUTTON AVENUE, SEAFORD, EAST SUSSEX, BN25 4LG

**£850,000**



An opportunity to acquire a superbly appointed and beautifully presented detached Edwardian residence, offering a wealth of character throughout. Ideally situated in a favoured location, close to Seaford Head golf course and downland walks.

The property has attractive tile hung elevations whilst occupying a wide plot and good size southerly aspect rear garden.

Seaford town centre, railway station, unspoilt seafront, schools, leisure centre, swimming pool and bus routes are all within easy reach.

The spacious accommodation is arranged over two floors with the ground floor having oak flooring and comprising double aspect sitting room with bay recess, separate dining room, double aspect study, utility room and a bespoke fully fitted kitchen.

The first floor has four excellent size double bedrooms together with a family bathroom and separate WC.

The vendor has retained many of the original features such as the reconditioned sash windows, high level smooth plastered ceilings with cornices, original inner doors, architraves and picture railing.

- DETACHED EDWARDIAN RESIDENCE
- WEALTH OF CHARACTER
- FOUR DOUBLE BEDROOMS
- APPROXIMATELY 100FT LONG BY 80 FT WIDE REAR GARDEN
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY
- UTILITY ROOM
- DOUBLE GARAGE
- BATHROOM
- SEPARATE WC
- RECONDITIONED ORIGINAL SASH WINDOWS AND DOORS

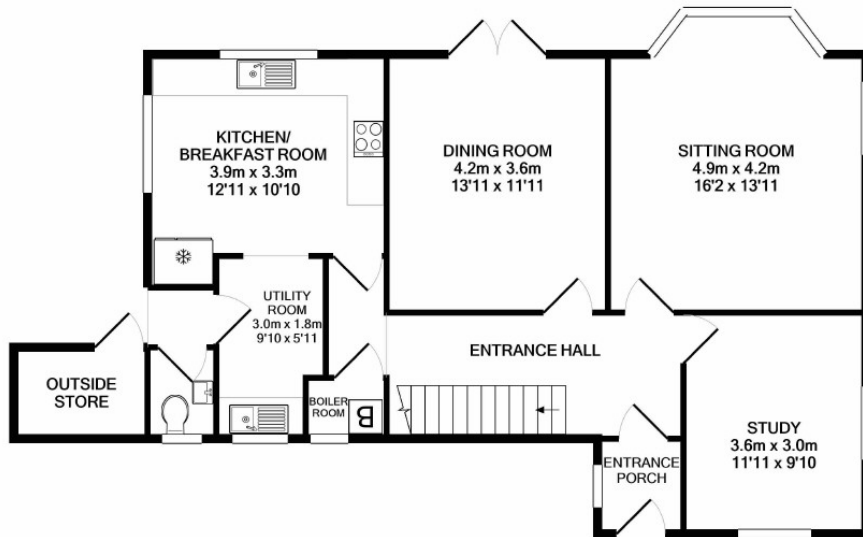




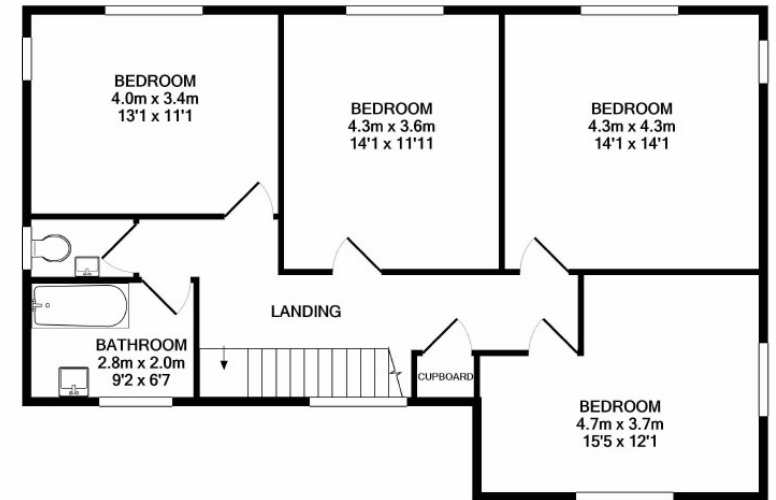
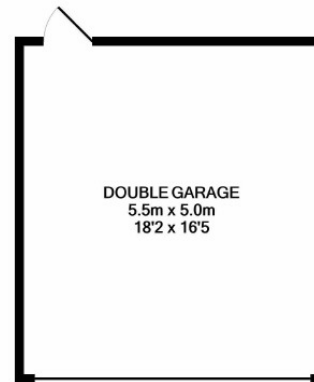








GROUND FLOOR  
APPROX. FLOOR  
AREA 114.0 SQ.M.  
(1227 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 85.2 SQ.M.  
(917 SQ.FT.)

12 SUTTON AVENUE SEAFORD  
TOTAL APPROX. FLOOR AREA 199.2 SQ.M. (2145 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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## Ground Floor

The large sash windows at half landing level gives a light and airy reception hallway. From here there is access to all principle rooms including double aspect study and sitting room which has a delightful recessed bay overlooking the rear garden, together with an original fireplace. The kitchen has been fitted with a bespoke Mark Wilkinson units with integrated appliances, including Meile induction hob and oven. Shivakashi granite work surface, Bath limestone floor with under floor heating. There is also the benefit of a utility room with ceiling high matching cupboards and a sink unit which also has bath limestone flooring with under floor heating. A spacious dining room with a gas fire and access to rear garden concludes the ground floor accommodation.

## First Floor

An elegant staircase with balustrade and polished wood handrail leads to a spacious landing which has an expansive front sash window, allowing ample light to come in. From here there is access to four double bedrooms together with a family bathroom, separate wc and large linen cupboard. The south aspect rooms enjoy lovely views over the rear gardens and a view of the downs from one bedroom (at the present time the trees at the bottom of the garden are obscuring an extensive view of Seaford head and golf course, this can be easily remedied by trimming the trees). Three of the bedrooms benefit from being dual aspect.

## Outside

The large private rear garden is approximately 100 ft long with a width of approximately 80 ft, initially with a York stone paved patio leading to the lawn with a large established hedge row sectioning off a large vegetable plot with a variety of mature fruit trees. There is a useful adjoining outside store, newly installed greenhouse and WC. To the front of the property, there is plenty of space for parking several vehicles together with double garage.







## COUNCIL TAX BAND

Local Authority: Lewes District  
Council. Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.  
Environmental Impact Rating G.

## 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