



44 SUTTON PARK ROAD, SEAFORD, EAST SUSSEX, BN25 1SJ

£625,000

An opportunity to acquire this very attractive detached house with Sussex Style half tiled hung elevations. The property is enclosed to the front by way of traditional knapped flint walls with a block paved driveway for several vehicles.

The accommodation is spacious throughout with a good-size open-plan kitchen dining room, with well-appointed kitchen units. It built in appliances including Neff oven and grill and induction hob. The sitting room is equally spacious with beautiful parquet flooring, fireplace and benefits from a triple aspect creating a light and airy atmosphere.

The property, which offers spacious family living, also has the benefit of a superb and welcoming reception hall, and dining room.

On the first floor is the master bedroom with en suite cloakroom, three further bedrooms and the family bathroom. There is also a separate shower.

The current owners have carried out some redecoration and upgrading works, with many original and period features retained, including exposed floorboards, picture and dado rails, ornate mouldings and archways, deep skirting boards and several working and feature fireplaces.

An early viewing is highly recommended to fully appreciate this delightful property.

- FOUR BEDROOMS
- DETACHED CHARACTER HOUSE
- TOWN CENTRE LOCATION
- OPEN-PLAN KITCHEN DINING ROOM
- UTILITY ROOM
- BATHROOM AND SEPARATE SHOWER
- EN-SUITE CLOAKROOM TO MAIN BEDROOM
- LOW MAINTENANCE SOUTHERLY ASPECT REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED GARAGE



GROUND FLOOR
95.1 sq.m. (1024 sq.ft.) approx.

1ST FLOOR
68.5 sq.m. (737 sq.ft.) approx.



EST. 2004

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TOTAL FLOOR AREA : 163.6 sq.m. (1761 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: 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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