



SUTTON AVENUE, SEAFORD, EAST SUSSEX, BN25 4LR

£262,500

An opportunity to acquire a spacious two bedroom ground floor apartment forming part of this purpose built development on the favoured southern side of Seaford. Within easy reach of bus routes, Micklefield nursery, Anney primary school and Seaford Head Secondary school. The town centre, seafront and railway station are around a mile and a quarter distant.

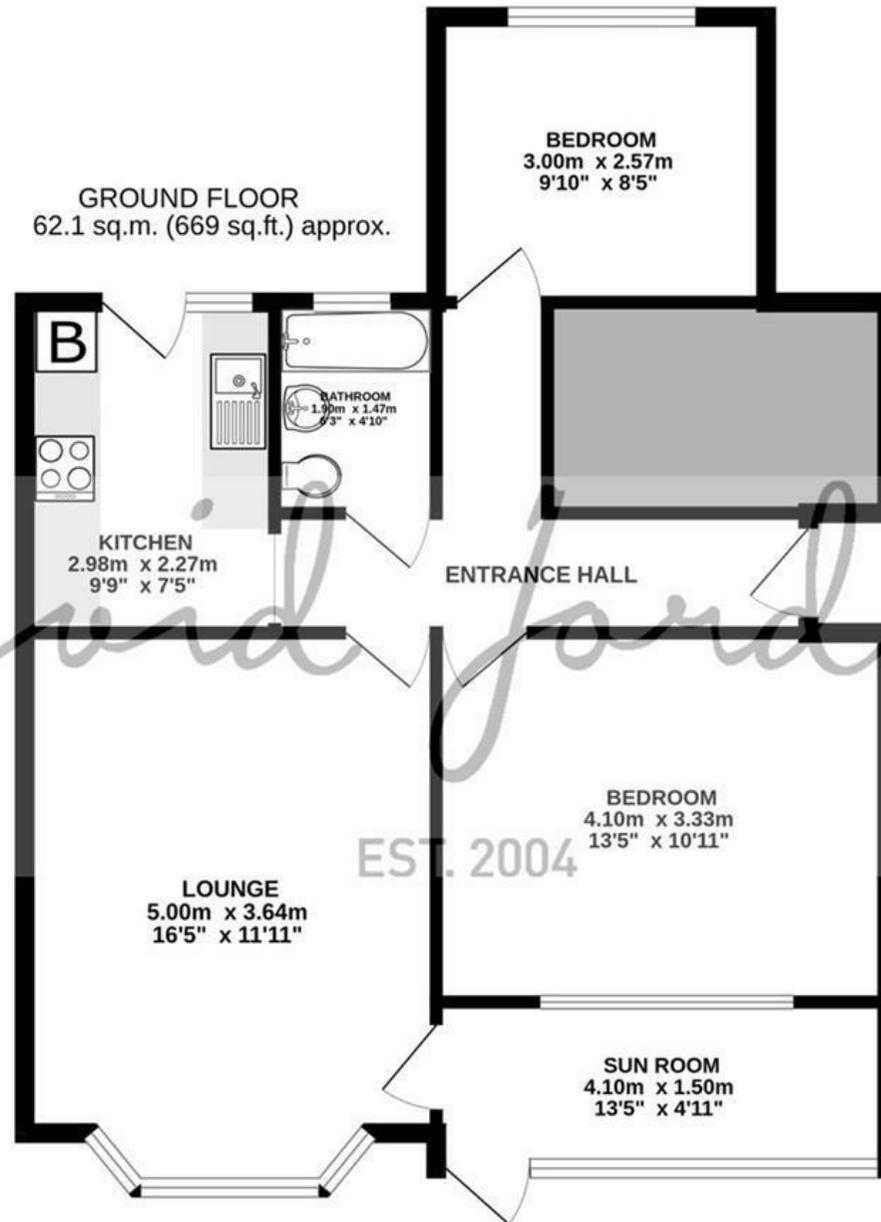
The property which enjoys a southerly aspect, has the benefit of both private front and rear gardens, a sunroom, and its own entrance. The remainder of the accommodation comprises two bedrooms, lounge/diner, kitchen, and bathroom. From the front garden, distant views toward Seaford Head can be enjoyed.

Further benefits included gas central heating, uPVC double glazing and the apartment is offered for sale with immediate vacant possession and no onward chain.

- TWO BEDROOMS GROUND FLOOR APARTMENT
- PRIVATE FRONT AND REAR GARDENS
- FOR SALE WITH NO ONWARD CHAIN
- LOUNGE/DINER
- SEPARATE KITCHEN, GLOW-WORM COMBINATION BOILER INSTALLED IN DECEMBER 2024 - 6 YEARS REMAINING ON THE GUARANTEE.
- BATHROOM
- SUNROOM
- 933 YEARS REMAINING ON THE LEASE
- MAINTENANCE CHARGE, INCLUDING BUILDINGS INSURANCE, IS £313.30. THE PROPERTY BENEFITS FROM A PEPPERCORN GROUND RENT
- SITUATED SOUTH OF THE A259, NEAR TO BUS ROUTES AND CLOSE TO LOCAL SCHOOLS AND NURSERY



GROUND FLOOR  
62.1 sq.m. (669 sq.ft.) approx.



7 MANOR COURT SUTTON AVENUE SEAFORD

TOTAL FLOOR AREA : 62.1 sq.m. (669 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: B

## 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004