



ORD FUNERAL SERVICE  
DIRECTORS & MEMORIAL CONSULTANTS  
01323 893889



01323 492567 **BIKER BITS** **BIKER**

20A SUTTON ROAD, SEAFORD, BN25 1RU

£275,000

This well-presented apartment offers spacious accommodation with excellent access to outdoor space, far-reaching views, and close proximity to Seaford town centre.

The property is entered via an entrance hall with built-in storage and stairs leading to a landing that provides access to all living areas, along with further storage cupboards.

The living area is bright and welcoming, featuring a dual-window aspect and an attractive old-style fireplace. Adjacent is a second bedroom or dining room with a sliding window overlooking the rear garden.

The kitchen is well equipped with integrated appliances and offers direct access via decked stairs down to the garden.

Upstairs are two well-proportioned bedrooms, one with built-in wardrobes and town-centre views, and the other enjoying distant views towards the sea and Seaford Head.

The bathroom includes a bath with shower, WC, wash basin, and frosted side window.

Externally, the property benefits from a private garden with side access, patio seating, lawned area, shed, and decked steps leading back to the kitchen.

- CLOSE TO SEAFORD TOWN CENTRE
- PRIVATE OUTDOOR SPACE
- BRIGHT LIVING ROOM
- FEATURE FIREPLACE
- FLEXIBLE THIRD BEDROOM/DINING ROOM
- KITCHEN WITH GARDEN ACCESS
- TWO/THREE GOOD SIZE BEDROOMS
- VIEWS OF THE SEA AND TOWARDS SEAFORD HEAD
- GARDEN PATIO WITH SIDE ACCESS





## Ground Floor

### ENTRANCE HALL

The property is entered via a welcoming entrance hall featuring built-in storage cupboards and stairs leading to a spacious landing area.

## First Floor

### LANDING

The landing provides access to all living areas and benefits from additional built-in storage.

### LIVING ROOM

The living area is bright and inviting, enjoying a dual-window outlook, two radiators, and an attractive old-style fireplace which serves as a charming focal point.

### BEDROOM THREE /DINING ROOM

Next door is the second bedroom or could be used as a dining room, fitted with a radiator and a fully up sliding window that opens with views of the rear garden.

### KITCHEN

The kitchen is well equipped with a built-in oven, gas hob, fan cooker hood, integrated fridge freezer, radiator, and a Glow-Worm boiler. From the kitchen, decked-stairs lead directly down to the garden, providing easy access to the outdoor areas.

### BATHROOM

The bathroom comprises a WC, wash basin, standard bath with shower attachment above, radiator, and a frosted window to the side, allowing for natural light while maintaining privacy.

## Second floor

### BEDROOM ONE

Bedroom one features built-in wardrobes, a radiator, and a large window overlooking the road and town centre.

### BEDROOM TWO

Bedroom two benefits from a rear-facing window with distant views towards the sea and Seaford Head, along with a radiator.

## Outside

Externally, the garden is a key feature of the property. It offers concrete side access from the road with a secure gate, a patio area, and a garden mostly laid to lawn. Additional benefits include a garden shed and decked stairs leading up to the kitchen and access to the flat, with a decked area located at the top of the stairs—ideal for seating.

## Outgoings

Lease: 86 Years Remaining

Ground Rent: £80 per year

Service Charge (including the Buildings Insurance): £238 per year

## Disclaimer

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.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: A

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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.

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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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