



33 SUTTON AVENUE, SEAFORD, BN25 4LH

£700,000

This charming tile hung detached family home offers three double bedrooms and a loft room with Velux-style windows. On the ground floor there is a sociable and light kitchen/breakfast room, sitting room, shower room and conservatory. The first floor consists of three bedrooms, a family bathroom and stairs leading to the loft room with two Velux-style windows, currently being used as a playroom.

The property further benefits from an extensive rear garden measuring approximately 100ft in length, with an external office incorporating a cloakroom. There is off road parking at the front for several vehicles.

The property is conveniently located within 200 metres of Seaford Secondary School, Seaford Head Swimming Pool and approximately 300 metres from Micklefield Nursery. Seaford town centre, railway station and esplanade are all within a mile.

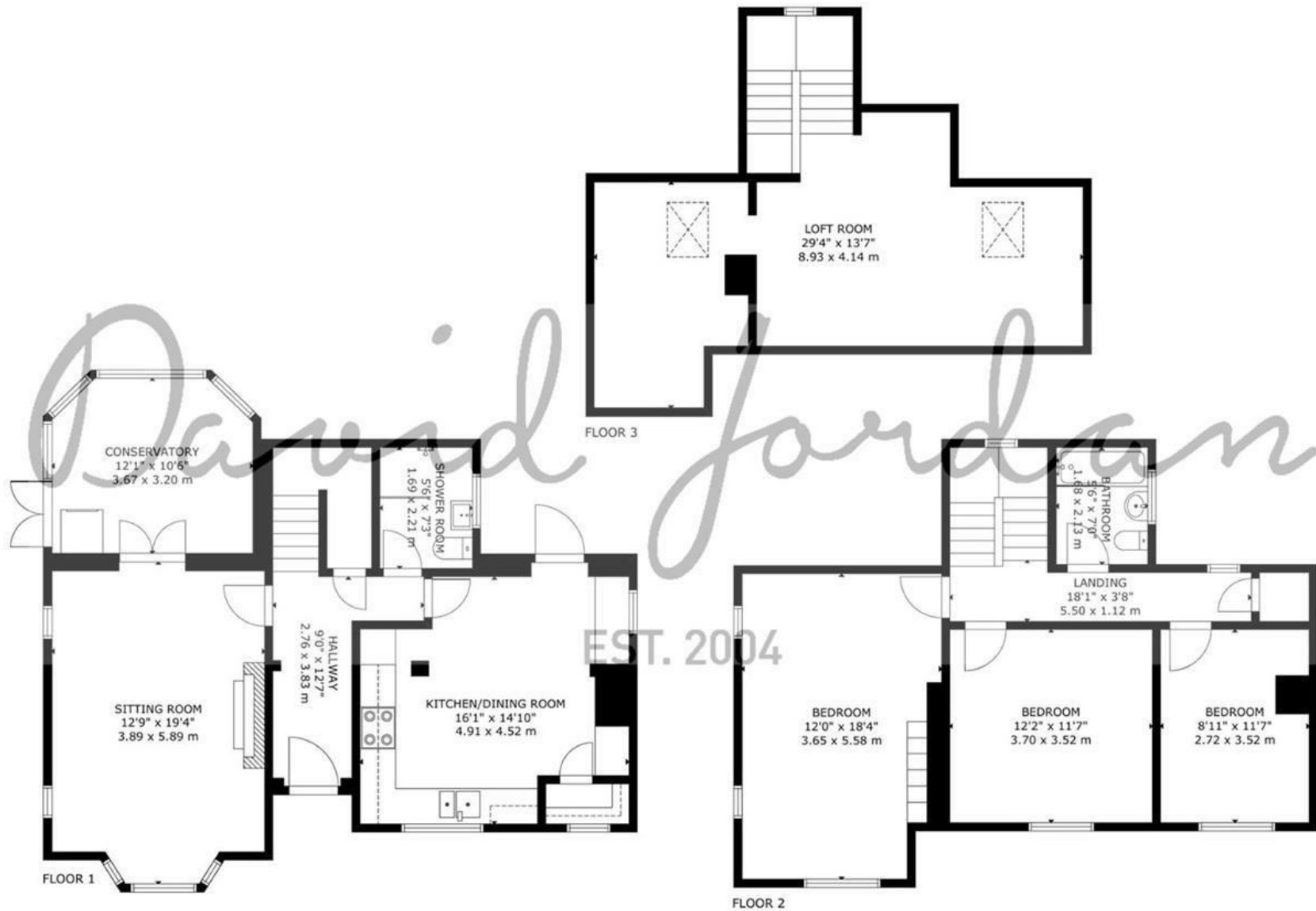
Further benefits include gas fired central heating and double glazing.

- THREE BEDROOM DETACHED TILE HUNG PROPERTY
- LOFT ROOM CURRENTLY ARRANGED AS A PLAYROOM
- EXTENSIVE REAR GARDEN BEING APPROXIMATELY 100FT WITH EXTERIOR OFFICE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SOCIAL KITCHEN / BREAKFAST ROOM
- SITTING ROOM AND CONSERVATORY
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- CONVENIENTLY LOCATED WITHIN 200 METRES OF SEAFORD SECONDARY SCHOOL, SEAFORD HEAD SWIMMING POOL AND APPROXIMATELY 300 METRES FROM MICKLEFIELD NURSERY
- LOCATED APPROXIMATELY WITHIN A MILE OF SEAFORD TOWN CENTRE, RAILWAY STATION AND ESPLANADE
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED









GROSS INTERNAL AREA
 TOTAL: 168 m²/1,809 sq.ft
 FLOOR 1: 72 m²/779 sq.ft, FLOOR 2: 59 m²/631 sq.ft, FLOOR 3: 37 m²/399 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Ground floor

Wooden block flooring. Under stairs storage cupboard. Radiator. Stairs to first floor.

SITTING ROOM

Double glazed window to front and side. Decorative fire surround. Radiator. Double glazed door to:

CONSERVATORY

Double glazed window and door to rear. Radiator.

KITCHEN / BREAKFAST ROOM

Two tone wall and base units. Work surface with inset sink and drainer. Integrated fridge, dishwasher and washing machine. Space for Range-style cooker. Two double glazed window to front and door to rear. Bench seat. Tiled floor.

SHOWER ROOM

Tiled walls and floor. Close coupled WC, wall mounted wash basin and shower enclosure. Double glazed window.

First floor

LANDING

Double glazed window to rear. Radiator. Storage cupboard with gas fired ideal boiler.

Stairs to loft room.

BEDROOM ONE

Double glazed window to front and side. Radiator. Fitted wardrobes.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

White suite comprising bath, pedestal wash basin, close coupled WC. Towel rail. Double glazed window.

Loft room

Currently arranged as a play room with two Velux style windows.

Outside

REAR GARDEN

Gated access to front. Mainly laid to lawn. Paved patio area. Further play area laid to shingle. External electrical sockets.

GARDEN OFFICE

Double glazed windows and patio door. Electric heating. Cloakroom with close coupled WC and wash basin.

FRONT GARDEN

Shingle off road parking for several vehicles. Shrub and flower planting.

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: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:

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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EST. 2004