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.

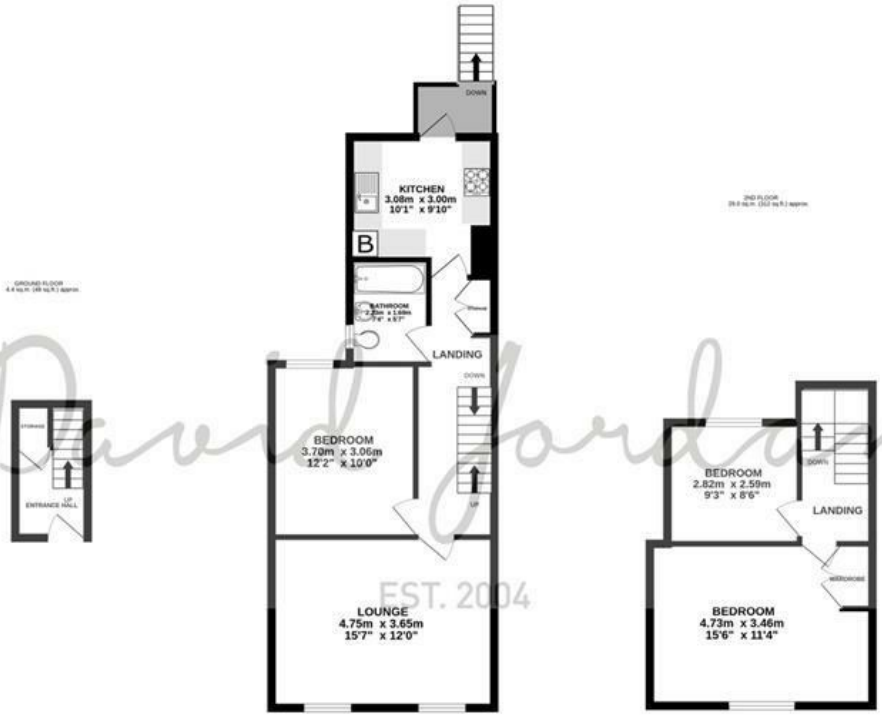
The kitchen is well equipped with integrated appliances and offers direct access via decked stairs down to the garden.

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 ACESS
- LEASE TERM: 86 YEARS REMAINING, GROUND RENT: £80 PER YEAR, SERVICE CHARGE (INCLUDING BUILDINGS INSURANCE) : £238 PER YEAR



David Jordan
EST. 2004

20A SUTTON ROAD SEAFORD

TOTAL FLOOR AREA : 83.0 sq.m. (893 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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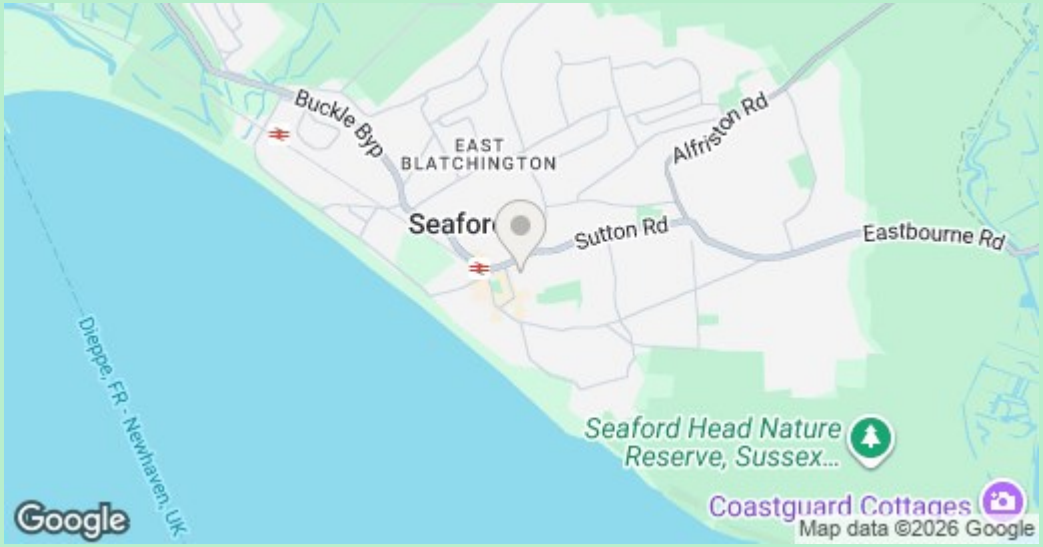
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: 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.

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 representationsof fact or form part of any offer or contract.

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