



## localknowledge...

The property lies within a short walk of the town centre which offers a wide range of shops, pubs, tea rooms and restaurants along with train station and non commercialised sea front. Regular busses into Brighton/Eastbourne are also close to hand and access to picturesque country walks.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)

**we do more...**  
keeping  
customers  
happy

**No.1 sellers**

in Seaford, Newhaven  
and Peacehaven

Seaford 01323 898666 | Newhaven 01273 517517 | Peacehaven 01273 586622 | Lettings 01273 511511

**6**

**BED**

**Ideal For Home & Income**  
35, Sutton Road, Seaford, BN25 1SG



**£565,000**

Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



## inbrief...

Well presented throughout and offering accommodation comprising lounge, dining room, drawing room, kitchen, cloakroom, landing giving access to master bedroom with en-suite shower room, two further bedrooms and family bathroom, second floor landing giving access to three further bedrooms and a second family bathroom. The property also benefits from raised front garden with covered veranda, rear garden with courtyard and balcony with views over roof tops towards the sea.

Style:	Edwardian Semi Detached House
Bedrooms:	6 Double Bedrooms
Reception rooms:	3
Area:	224.9 SQ M/2421 SQ FT
Outside:	Secluded Courtyard Garden
Parking:	On Street
Energy rating:	D
Council Tax Band:	E

## moredetail...

This substantial semi-detached Edwardian house is conveniently located in the heart of the vibrant town centre of Seaford, within an easy walk of the main shopping high street, train station and un-commercialised beach front. The property offers versatile accommodation and would suit home/income as a B&B or holiday lets.

To the front of the property there is a terraced garden with raised south facing patio and covered veranda, bordered by established planting providing seclusion. A tiled path leads to the entrance door and vestibule with useful space for coats and boots. The entrance hall has solid wood flooring which continues to the principal rooms and there is a cloakroom/WC.

To the front of the property are the main reception rooms which are south facing. The sitting room has an attractive fireplace with open grate and from the drawing room there are double doors to the front veranda/terrace.

The separate dining room has a pleasant outlook over the rear courtyard and connecting door to the dual aspect kitchen which has an extensive range of fitted cupboards and ample work surface complemented by a tiled floor. There are all the usual appliances to include double oven with gas hob, dish washer, double fridge/freezer and utility cupboard with washing machine, whilst there is a door to the courtyard.

On the first floor there are three double bedrooms with the master bedroom having the benefit of an en-suite shower/WC and access to the south facing balcony from bedroom two and both rooms have south aspect views towards Seaford Head. Bedroom three is self contained and has an en-suite bathroom/WC. The second floor has three further double bedrooms, with bedroom six again being self contained with an en-suite bathroom/WC and views from the two front bedrooms.

Outside the rear courtyard garden has an area of lawn with well established trees and bushes which provide seclusion and there is gated side access.



If you would like to discuss this property in more detail, or would like to arrange a viewing then you are welcome to contact Nick Hayward on 01323 898666.

## What the owner says...

"Its great to have so much space as everyone has room to themselves. Watching the sun set from the balcony is my favourite part of the house".



## Bear in mind...

This is an extremely large house spread over three floors and the space could be adapted in many ways to suit your needs. It would make a great guest house as many of the bedrooms have their own facilities.