

Flat 2, 51 Sutton Park Road, Seaford, BN25 1SJ

ROWLAND GORRINGE

51 Sutton Park Road
Seaford
BN25 1SJ
Offers In Excess Of £200,000



This versatile, light and bright flat is filled with potential throughout presenting a brilliant opportunity for buyers to create a home tailored to their needs. Offering spacious internal accommodation this property is complete with; welcoming entrance hall, bright and airy kitchen equipped with matching wall and base units and further space for ample appliances. The generously sized, dual aspect living room offers great flexible living space whilst also featuring a wonderful full length bay window.

This flat has two generously sized double bedrooms, with the principal bedroom providing a built in wardrobe. There is a further family bathroom finished with panel bath, overhead shower, w.c and a hand wash basin.

Whilst this property does require updating it offers scope for moderisation and it is a great opportunity to create a perfect home for those seeking the opportunity.

Further benefits include the communal garden, an appealing outside space, communal parking, and no onward chain.

Sutton Court is situated within close proximity to Seaford town centre whilst bus stops for Brighton and Eastbourne are located within 100 yards. Seaford town centre offers a wide range of shopping facilities, restaurants and cafes, the railway station with access to Gatwick and London Victoria is less than half a mile level walk. The seafront promenade and beach also lie within approximately three-quarters of a mile.

- No Onward Chain
- Two Bedrooms
- Communal Parking
- Light and Bright
- Ground Floor Flat
- Deceptively Spacious
- Communal Garden
- Close proximity to Seaford Town Centre



Kitchen	3.05 x 2.28 (10'0" x 7'5")
Lounge	4.63 x 3.35 (15'2" x 10'11")
Bedroom 1	3.02 x 2.92 (9'10" x 9'6")
Bedroom 2	4.63 x 2.81 (15'2" x 9'2")
Bathroom	2.14 x 1.59 (7'0" x 5'2")

Communal Parking

Communal Garden

EPC - C

Council Tax - B

Lease information - Leasehold

Years Remaining - 939

Maintenance - £2028 pa

Ground Rent - £25

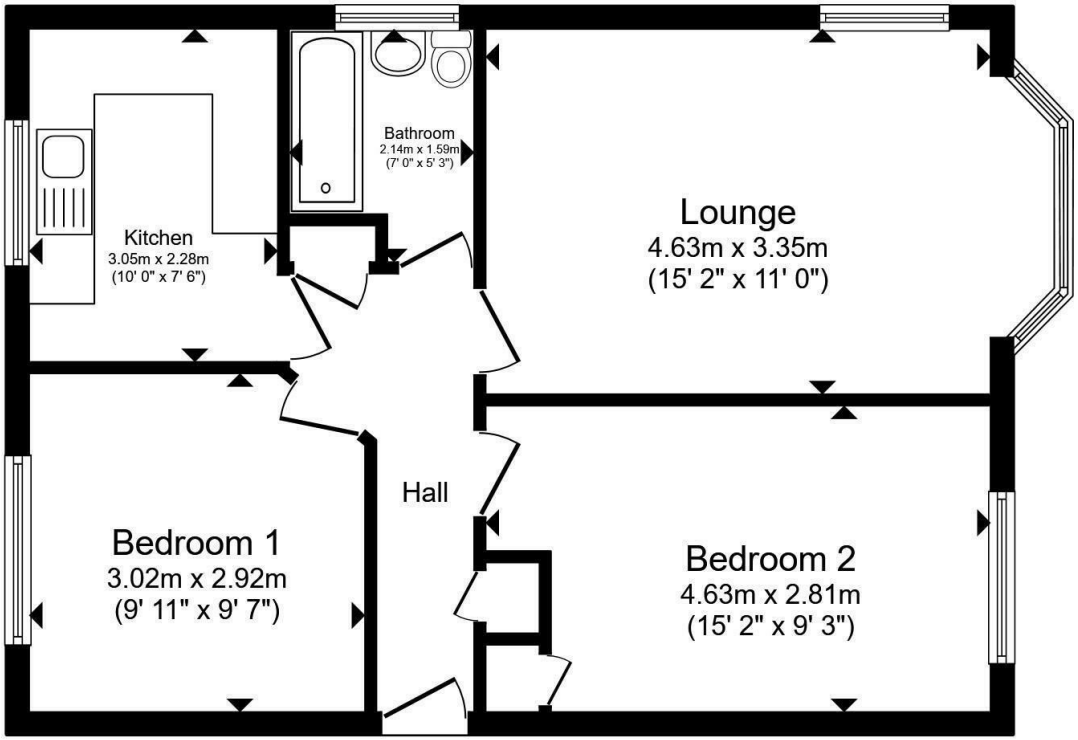












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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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