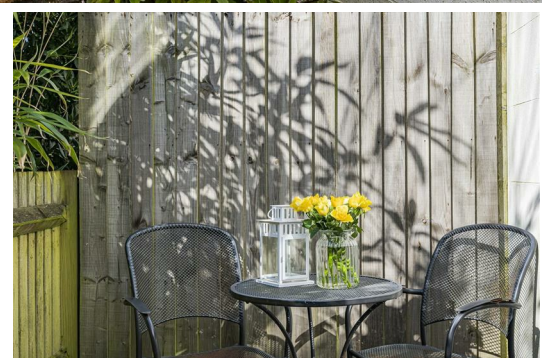




**1 Bed
House - Terraced
located in Sutton Drove**



33 Sutton Drove

Seaford

BN25 3NA



A beautifully presented, light and airy one-bedroom freehold cottage, full of charm and character, and offered to the market chain free.

The ground floor comprises a well-appointed kitchen and a welcoming living room featuring a fireplace and direct access to the private rear courtyard garden. Upstairs, there is a spacious double bedroom with high ceilings, along with a modern bathroom/WC.

Externally, the property benefits from a secluded, west-facing courtyard, ideal for enjoying summer afternoons, alfresco dining, or evening drinks.

Conveniently located in a popular and well-connected area, the property is within easy reach of Seaford town centre, local shops, bus routes, and the mainline railway station. Eastbourne and Brighton bus services, a leisure centre, and local amenities on Alfriston Road are all within easy access, while the seafront and town centre are around half a mile away. EPC Rating E and Council Tax Band B.

Guide Price Guide Price

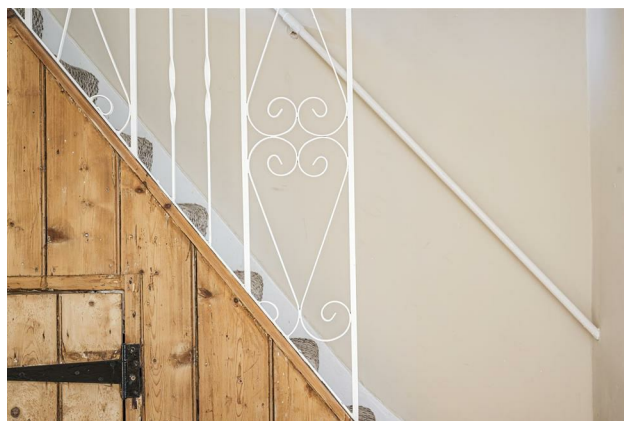
£230,000 - £250,000

Nestled just off Sutton Drove, this beautifully presented one-bedroom terraced cottage offers a delightful blend of comfort and style. The property boasts a private west-facing courtyard, ideal for outdoor relaxation or entertaining guests.

The well-appointed kitchen is modern and functional, making it a joy for any home cook. Moving into the cottage, you are welcomed by a cosy living room and from here you access the courtyard. The cottage also includes a contemporary bathroom/WC, ensuring convenience and comfort.

The spacious double bedroom is a standout feature, characterised by its high ceilings that create an airy and inviting atmosphere. This room provides a peaceful retreat, perfect for unwinding after a long day.

This property is an excellent opportunity for first-time buyers or those seeking a quaint retreat by the coast. With its attractive presentation and thoughtful layout, this cottage is sure to impress. Don't miss the chance to make this delightful home your own.









33 Sutton Drove, Seaford, BN25 3NA



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Approximate Gross Internal Floor Area = 48.08 sq m / 518 sq ft

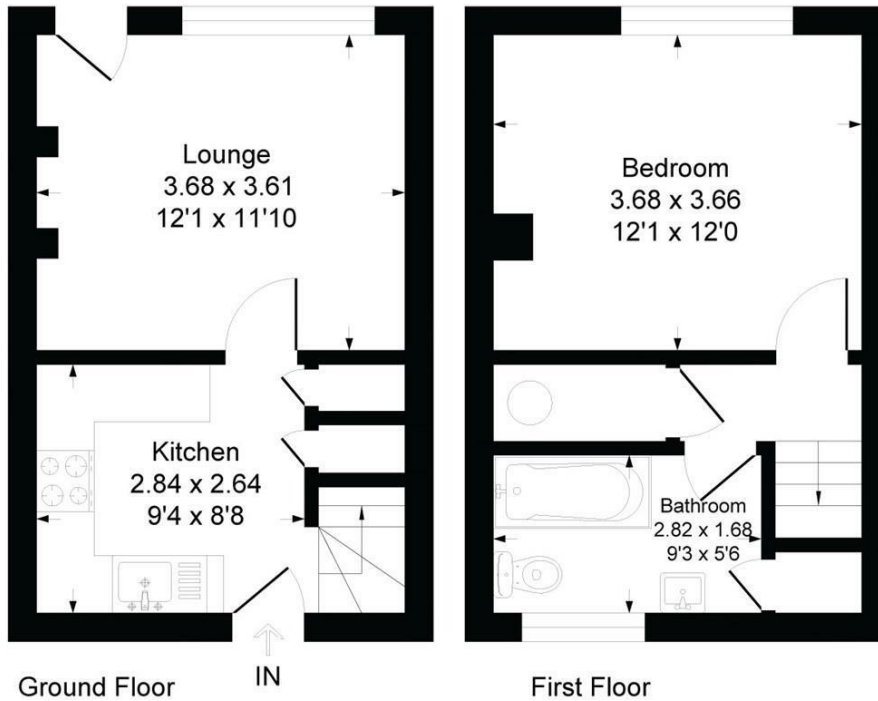


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Version 1

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