



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



**33 Sutton Drive**  
**Seaford**  
**BN25 3NA**



**Guide Price Guide Price**  
**£230,000 - £250,000**

Nestled just off Sutton Drive, 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.

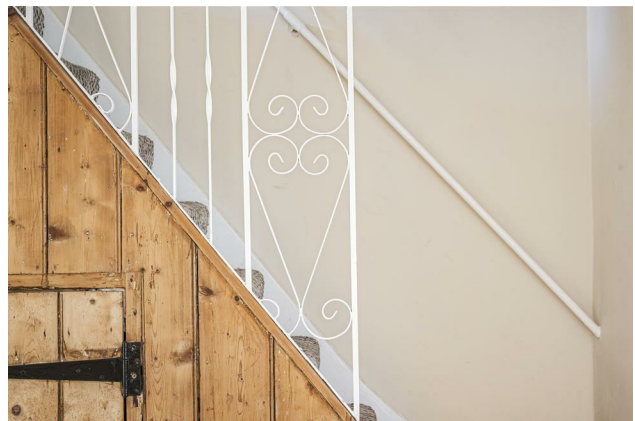
This property is an excellent opportunity for first-time buyers or those seeking a quaint retreat by the coast. With its attractive presentation and thoughtful layout, this cottage is sure to impress. Don't miss the chance to make this delightful home your own.

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.









**33 Sutton Drive, Seaford, BN25 3NA**



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

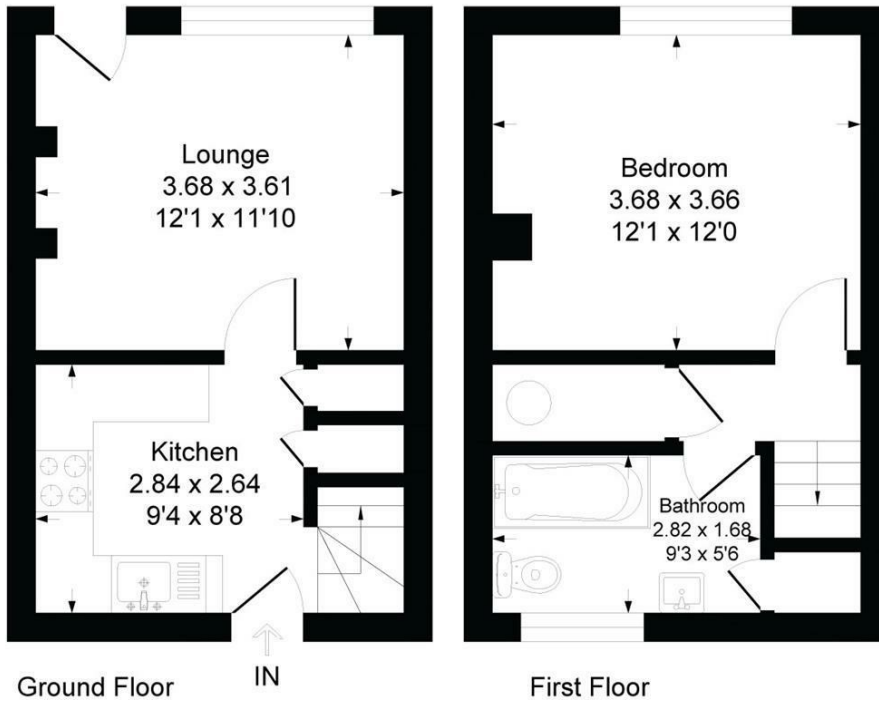


Illustration for identification purposes only, measurements are approximate, not to scale

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

Version 1

**CONTACT**

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