



5 KATHERINE WAY, SEAFORD, BN25 2UZ

£575,000

This spacious four bedroom detached family home offers generous and well-arranged accommodation, together with a detached double garage and off road parking.

The ground floor provides excellent living space, including an L-shaped living and dining room, kitchen, utility room, conservatory and cloakroom. On the first floor there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside the family bathroom.

Outside, the property enjoys off road parking for two vehicles leading to the detached double garage. The rear garden has been designed for ease of maintenance, being mainly laid to lawn with a paved patio area ideal for seating and entertaining.

Further benefits include gas fired central heating, double glazing, vacant possession and no onward chain.

Situated in a sought after residential area close to scenic walks and the South Downs National Park, Seaford offers a range of local amenities including an unspoilt seafront, railway station and regular bus services between Brighton and Eastbourne. A local Co-Op is conveniently located within approximately 350 yards.

An internal viewing is highly recommended to fully appreciate the space and potential this home has to offer.

- DETACHED FAMILY HOME
- FOUR BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM AN EN SUITE SHOWER ROOM
- DETACHED DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR AND OFF ROAD PARKING
- VACANT POSSESSION AND NO ONWARD CHAIN
- KITCHEN AND UTILITY ROOM
- L SHAPED LIVING AND DINING ROOM
- CONSERVATORY
- GAS FIRED CENTRAL HEATING, DOUBLE GLAZING,
- FAMILY BATHROOM AND CLOAKROOM





## Ground floor

### ENTRANCE HALL

Stairs to first floor and under stairs storage cupboard house the consumer unit. Radiator.

### CLOAKROOM

Close coupled WC, wash basin and double glazed window to side. Radiator. Part tiled walls.

### L SHAPED DINING AND SITTING ROOM

Dining area: Double glazed window to front. Radiator. Door to Kitchen.

Sitting area: Double glazed window to front and rear. Patio door to rear. Two radiators. Gas fire with decorative surround.

### KITCHEN

Range of wall and base units. Work surface with inset one and a half sink and drainer. Eye-level double oven. Four ring gas hob. Space for fridge freezer. Part tiled walls. Double glazed window to rear. Door to:

### UTILITY ROOM

Double glazed window and door to conservatory. Gas fired Vaillant wall-mounted boiler. Work surface with inset sink. Space for washing machine and dishwasher.

### CONSERVATORY

Double glazed window and doors leading to rear garden.

## First floor

### LANDING

Double glazed window to side. Radiator. Hatch to loft with fitted ladder. Airing cupboard housing hot water cylinder.

### BEDROOM ONE

Double glazed window to front. Radiator. Mirror-fronted wardrobes. Door to:

### EN-SUITE

Close coupled WC, wash basin set into vanity unit and shaver point. Shower enclosure. Part tiled walls. Double glazed window. Extractor fan,

### BEDROOM TWO

Double glazed window to rear. Radiator. Mirror-fronted wardrobes.

### BEDROOM THREE

Double glazed window to front. Radiator.

### BEDROOM FOUR

Double glazed window to rear. Radiator.

### BATHROOM

Suite comprising close-coupled WC, wash basin set into vanity unit and bath with shower attachment. Double glazed window. Tiled walls. Towel rail and shaver point

## Outside

### REAR GARDEN

Mainly laid to lawn with paved patio. Shrub planting. Gated side access to front. Greenhouse

### DETACHED DOUBLE GARAGE

Accessed via electric roller door. Light and power. Personal door to side.

### FRONT

Brick paved off road parking for two vehicles and further brick paving. Low maintenance shingle beds.

## Disclaimer

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.



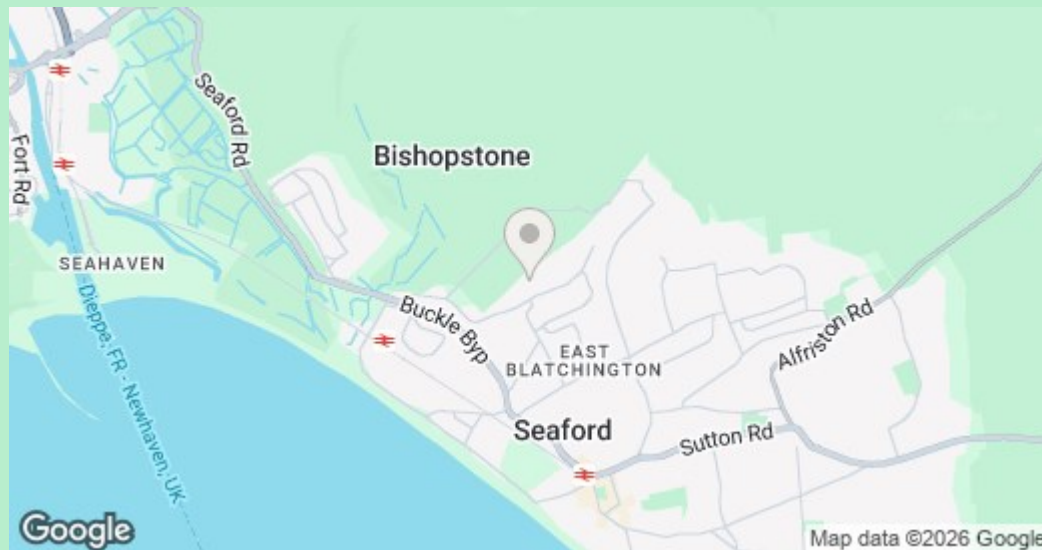
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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.

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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 representations of fact or form part of any offer or contract.

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EST. 2004