



22 SOUTH WAY, SEAFORD, BN25 4JG

£850,000

Substantial detached home situated in this elevated position in the popular South East area of Seaford within close distance of the South Downs National Park and the English channel

Offering versatile family living across two floors. The ground floor has a good size reception hall which opens onto a large light filled triple aspect, lounge dining and sitting room with sliding doors opening onto the rear patio. There is a spacious kitchen/breakfast room with convenient utility space.

The first floor has four double bedrooms, en-suite bathroom and a family bathroom. A particular feature is the private balcony from the main suite offering views over the rear garden and towards the Downs.

The front driveway has been brick paved extending to approximately 50 feet and leads to the double garage having twin electronic doors. The garden extends to approximately 80 feet and has a good size brick patio and lawn extending the full length of the garden which backs onto the Downs.

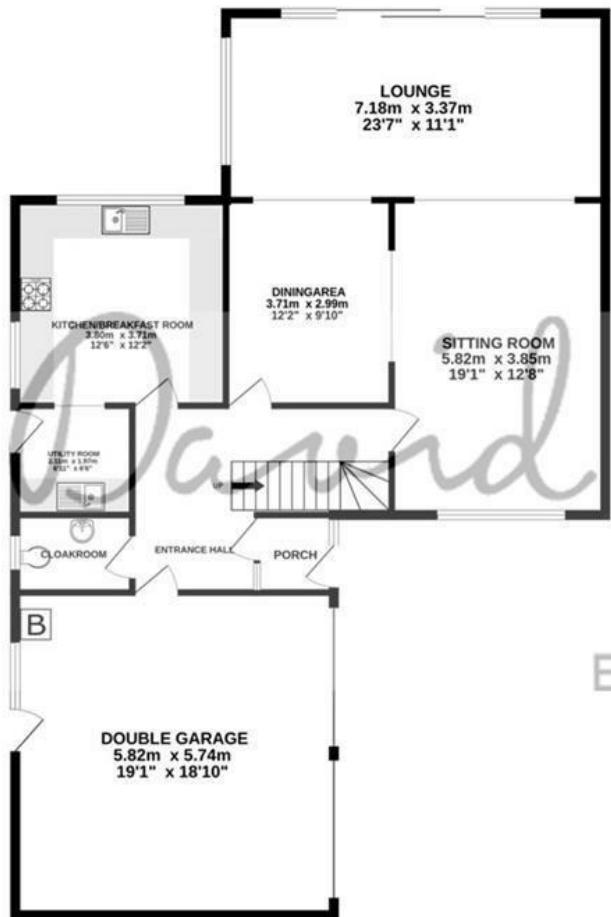
- FOUR BEDROOMS.
- TRIPLE ASPECT LOUNGE DINING ROOM AND SITTING AREA
- KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY ROOM
- GROUND FLOOR CLOAKROOM.
- PRIVATE BALCONY FROM THE MAIN BEDROOM WITH SPECTACULAR VIEWS.
- ENSUITE AND FAMILY BATHROOMS
- DOUBLE GARAGE
- EXTENSIVE REAR GARDENS AND GARDEN TERRACE
- AMPLE PARKING
- NO CHAIN



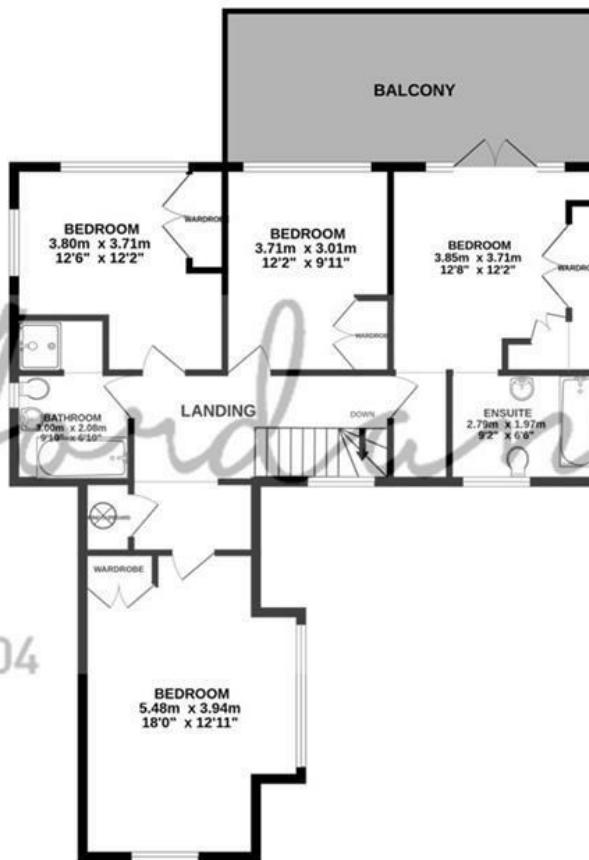




GROUND FLOOR
124.9 sq.m. (1344 sq.ft.) approx.



1ST FLOOR
84.0 sq.m. (904 sq.ft.) approx.



EST. 2004

22 SOUTH WAY SEAFORD

TOTAL FLOOR AREA : 208.8 sq.m. (2248 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ground Floor

Entrance porch into a bright and spacious reception hall, featuring under-stairs storage, classic-style detailing, and a central balustrade staircase. Internal access is provided to the double garage.

Cloakroom

With a real retro feel. Conveniently located and fitted with a vanity unit, inset wash basin, low-level WC, tiled flooring.

Lounge, Dining & Sitting Room

An ideal open-plan family space with triple-aspect light, including front, side, and rear windows. Three graceful archways add character and definition, while UPVC double-glazed sliding doors open directly to a tiled patio and extensive lawn, with magnificent views of the Downs.

Kitchen / Breakfast Room

Well-equipped with a generous range of fitted base and wall units, integrated appliances, including a dishwasher, gas hob, and electric oven. The worktop wraps around three walls and includes a stainless steel sink. A rear-facing window offers beautiful views.

Utility Room

Fitted with matching cabinets, stainless steel sink, and space/plumbing for a washing machine. Tiled flooring flows seamlessly from the kitchen. The side door provides external access.

First Floor Landing

Spacious and light-filled, featuring classic balustrade and handrail, detailed architraves and a large airing cupboard housing the water tank.

Main Bedroom Suite

A superb principal bedroom with double doors opening onto a large private balcony with elegant stone balustrade perfect for enjoying views of the garden and Downs ideal for those morning coffee moments. Fitted mirrored wardrobes, additional cupboards and discreet corner storage are included.

En-suite Bathroom

Elegant and unique, bespoke bathroom joinery with polished wood cabinets with generous bench seating, vanity units and panelling, display shelving, bath and a concealed WC.

Bedroom Two

A generous double bedroom with dual-aspect windows offering views across Newhaven and the Downs. Includes built-in storage.

Bedroom Three

Rear-facing with built-in wardrobes and panoramic views across the garden and Downs.

Bedroom Four

Also rear-facing with built-in wardrobes and outlooks over the balcony and surrounding countryside.

Family Bathroom

Stylishly finished with a full suite: bathtub, circular hand basin, concealed WC, and separate shower cubicle. Fully tiled walls and floor for a clean, contemporary finish.

South East Rear garden

Enjoys a expansive brick paved terrace with retaining wall and steps leading up to a large lawn with mature shrubs, bushes, garden shed and raised viewpoint.

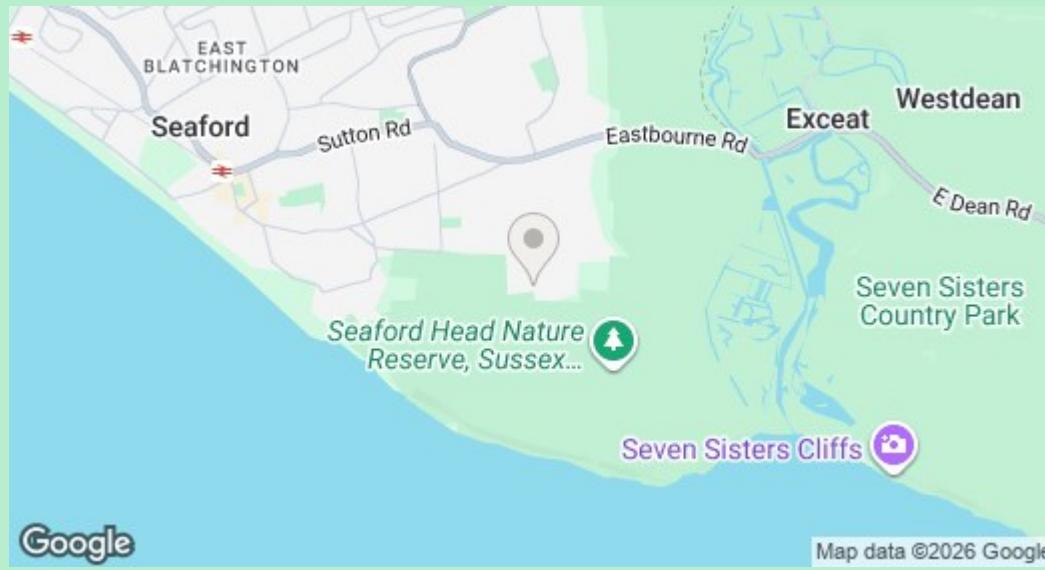




COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G



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.

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.

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