



24 KATHERINE WAY, SEAFORD, EAST SUSSEX, BN25 2UZ

£525,000

This well-presented three bedroom (formerly a four bedroom) detached house with traditional Sussex-style half tile hung walls, offers generous living accommodation and further benefits from a good size garden. Nestled in a sought-after area near scenic trails and the South Downs National Park, Seaford offers charming amenities, including its unspoilt beach, railway station and bus services between Brighton and Eastbourne. A local Co-op can conveniently be found within approximately 350 yards. Viewings are recommended to fully appreciate this inviting home.

Downstairs the accommodation comprises a large living room overlooking the rear garden, kitchen/breakfast room, dining room and a cloakroom. Upstairs, there is a family bathroom and three bedrooms, all featuring built-in wardrobes. The master bedroom has an en-suite shower room and the benefit of a walk-in wardrobe which was formerly the fourth bedroom.

Outside, the sizable garden boasts mature beds, a patio, a summerhouse with decking, shed, lawn and secure side access. The front garden is laid to lawn with a block brick driveway providing parking in front of the garage.

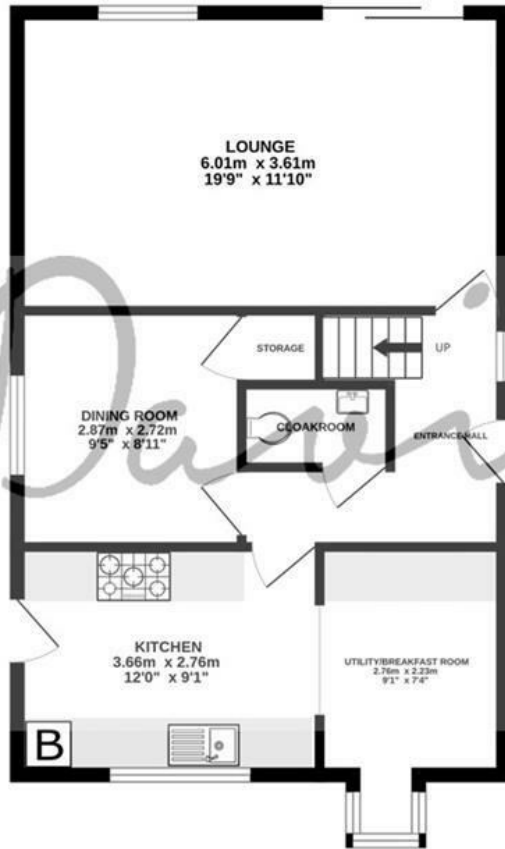
- THREE (FORMERLY FOUR) BEDROOM DETACHED HOUSE
- SITUATED IN A QUIET AREA
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- EN-SUITE AND DRESSING ROOM TO MAIN BEDROOM
- FAMILY BATHROOM
- SOUTH EASTERLY ASPECT REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE



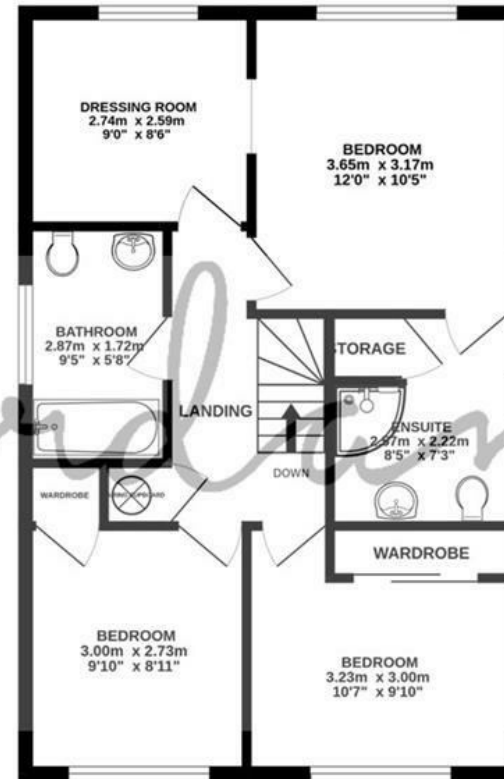




GROUND FLOOR
67.6 sq.m. (728 sq.ft.) approx.



1ST FLOOR
54.5 sq.m. (586 sq.ft.) approx.



24 KATHERINE WAY SEAFORD

TOTAL FLOOR AREA : 122.1 sq.m. (1315 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 HALL

Radiator. Window. Door into:

CLOAKROOM

WC Wash basin with storage beneath. Extractor fan.

LIVING ROOM

Window and sliding door to rear overlooking the garden. Gas fire with marble surround.

Radiator.

DINING ROOM

Access to under stairs storage cupboard. Window to side. Radiator.

KITCHEN/BREAKFAST ROOM

Range of modern base and wall units. Ample worktop space. Integrated dishwasher, under counter fridge. One and a half bowl sink and drainer, space for upright fridge freezer, washing machine and tumble dryer. Windows to front. Door to side. Radiator.

First Floor

LANDING

Access to loft via hatch. Airing cupboard.

BEDROOM ONE

Window to rear overlooking the garden with views across neighbouring rooftops.

Radiator. Door into:

EN-SUITE

Enclosed shower. WC. Wash basin. Storage beneath. Shaving point. Extractor fan.

Heated towel rail. Obscured window to side. Storage cupboard.

Archway from bedroom one into:

DRESSING AREA (Formerly Bedroom Four)

Window to rear overlooking the garden with views across neighbouring rooftops.

Radiator.

BEDROOM TWO

Built-in wardrobes. Window to front. Radiator.

BEDROOM THREE

Built-in cupboard. Window to front. Radiator.

FAMILY BATHROOM

Modern suite comprising panelled bath with shower, WC wash basin, storage unit, vanity unit and heated towel rail. Obscured window to side. Extractor fan. Part tiled walls.

Outside

FRONT

Brick paved driveway affording access to

REAR GARDEN

Fully fence enclosed. Tiered levels laid to lawn. Patio. Decked area leading to summerhouse. Shed.

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: E

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