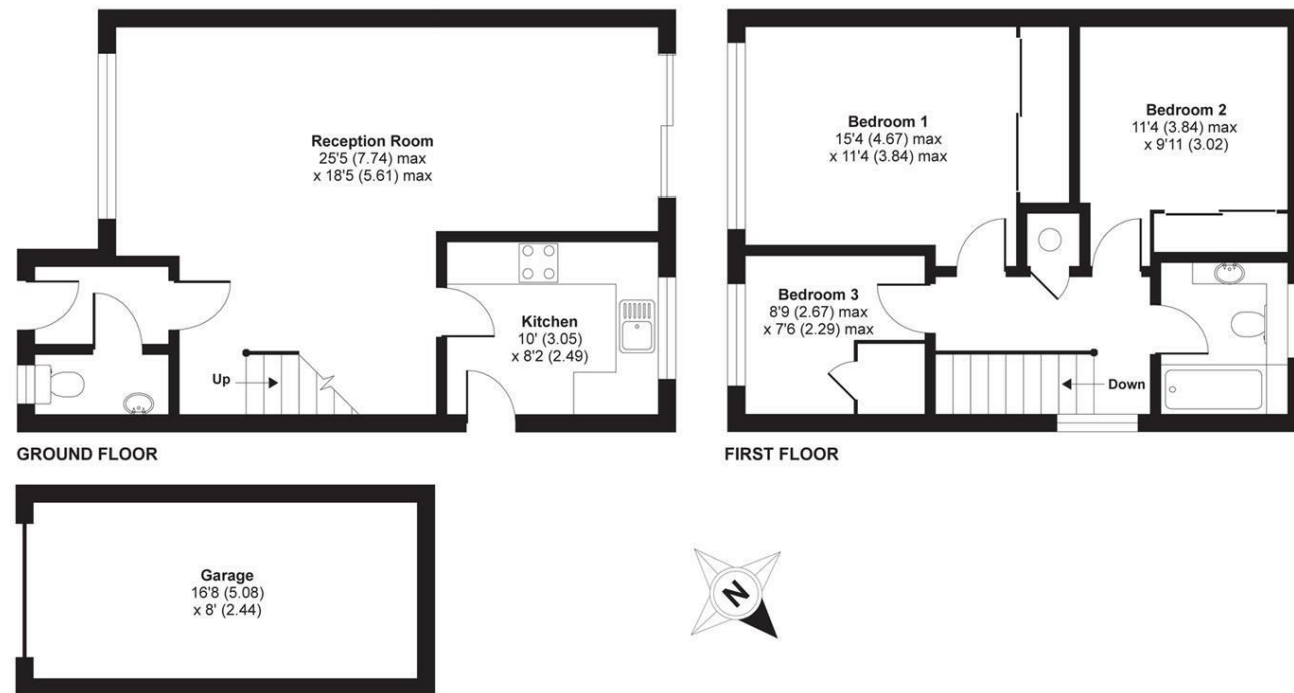


Katherine Way, Seaford, BN25 2UZ

APPROX. GROSS INTERNAL FLOOR AREA 1118 SQ FT 103.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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localknowledge...

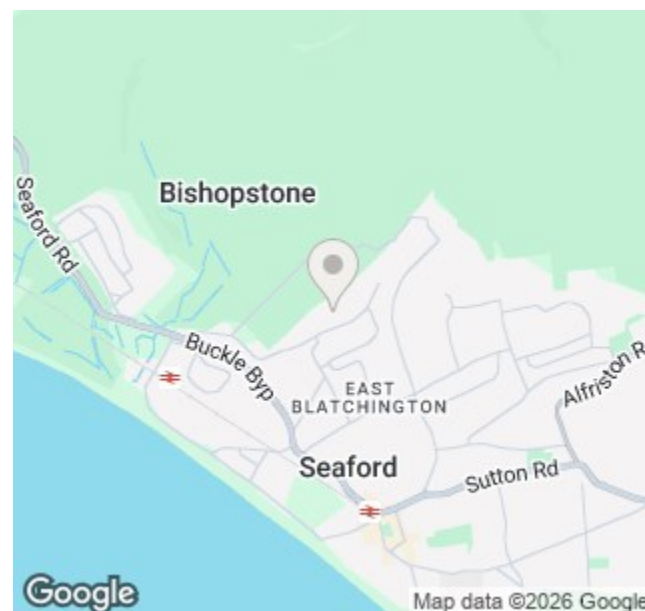
Katherine Way is located in the popular residential area of 'Valley Dip' and is well serviced by a local bus and CO-OP convenience store, whilst Bishopstone train station and access to lovely country walks are close by. Seaford town with a wide range of shops, pubs, tea rooms and restaurants is within a half mile, which also boasts an uncommercialised beach front and train station.

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

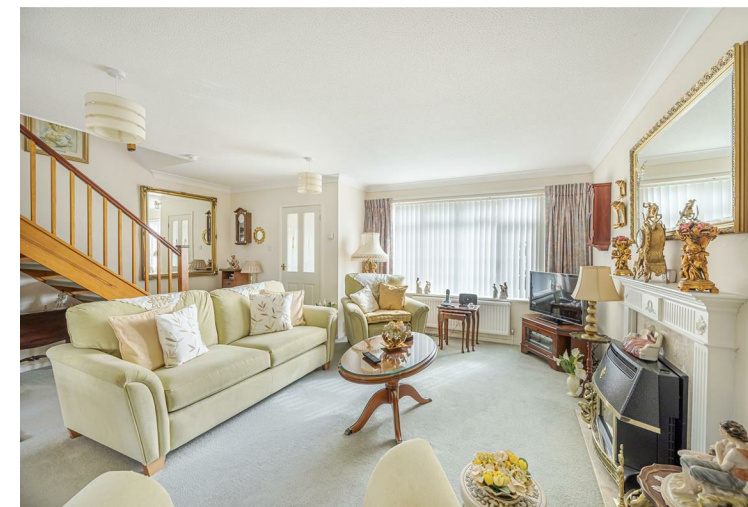
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3
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27, Katherine Way, Seaford, BN25 2UZ



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inbrief...

This exceptionally well presented detached house is located in a popular residential area, well serviced by a local bus, CO-OP convenience store, and access to picturesque country walks close by. The accommodation in brief comprises entrance vestibule, cloakroom/WC, open plan lounge/dining room, new kitchen with appliances, 3 bedrooms, bathroom/WC, garage with off street parking and well maintained gardens with a south/west aspect.

Style:	Detached House
Bedrooms:	3 Bedrooms
Reception rooms:	Open Plan Lounge/Dining Room
Area:	1118 SQ FT/103.8 SQ M
Outside:	Well Maintained Gardens
Parking:	Garage and Driveway
Energy rating:	C
Council Tax Band:	E

moredetail...

This exceptionally well presented detached house, built in 1994 by well regarded builders 'South bank Homes' is conveniently situated close to a CO-OP general store, a good local bus service whilst there is easy access to green open spaces and picturesque country walks.

As you approach the property there is a terraced front garden with adjacent driveway providing off street parking to a single garage with electric door. Steps lead to the front entrance and entrance vestibule which has a cloakroom/WC comprising WC, wash basin, part tiled walls and window. An inner door leads you to the open plan lounge/dining room which has a real spacious feel with large window in the lounge area having open aspect southerly views over the surrounding area, whilst from the dining room there are full width patio doors out to the rear garden.

The newly fitted kitchen is well equipped with a range of wall and base cupboards, complemented by ample work surface with tiled splash backs and flooring. There is an inset stainless steel sink, gas hob and electric oven, further appliance space for washing machine and fridge/freezer. There is a wall mounted 'Vaillant' central heating boiler and window with pleasant outlook over the rear garden and door to side patio. From the lounge stairs rise to the first floor landing which has a large picture window, airing cupboard and loft access with fitted ladder.

Bedroom one has a range of fitted wardrobes and window with open aspect views. Bedroom two is also fitted with wardrobes and overlooks the rear garden, whilst bedroom three is a single room with wardrobe and pleasant views. The bathroom comprises walk in double shower with glass screen, WC, wash basin in vanity unit with range of fitted cupboards, tiled walls and window to rear.

The attractive rear garden has a westerly aspect. There is a secluded side patio with gated access to storage area, full width patio with steps to a raised well established garden, further patio and summer house.

What the owner says...

"I have lived in the house from new and will miss it when I move, but the time has come to down size!"



To book a viewing on this property, or for more information please contact the Seaford office on 01323 898666.



Bear in mind...

This plot is wider than the others in the road as this property was the original show home for 'South Bank Homes'.