



72 KATHERINE WAY, SEAFORD, BN25 2XF

£510,000

An attractive four bedroom detached house, set within a popular development constructed by Bryant Homes in the late 1980's and situated within a mile of Seaford town centre and railway station. There is a local shop and bus service nearby in Princess Drive.

The ground floor accommodation consists of a nice-sized living room, modern kitchen/dining room and cloakroom. There are four double bedrooms on the first floor, together with a family bathroom.

Outside, there are good sized front and rear gardens and a detached single garage with a tarmac driveway.

The property, which is well-presented, has the benefit of double glazing and gas central heating. An internal inspection is advised to appreciate the accommodation on offer.

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- SITUATED IN A QUIET AND CONVENIENT LOCATION NEAR LOCAL SHOP AND BUS ROUTE
- WELL-PRESENTED KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- GENEROUS-SIZED SOUTHERLY ASPECT REAR GARDEN
- SINGLE GARAGE
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO FARMLAND WALKS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING





## Ground Floor

### ENTRANCE HALL

Radiator.

### CLOAKROOM

W.C. Wash basin with storage beneath. Heated towel rail. Obscured window to front.

### LIVING ROOM

Bay window to front. Radiator.

### KITCHEN/DINER

Range of modern base and wall units. One and half sink and drainer. Cooker and induction hob.

Space for fridge freezer, dishwasher, washing machine. Wall-mounted Worcester gas boiler. Range of storage cupboards. Radiator. Double doors out to rear garden. Storage cupboard.

## First Floor

### LANDING

Airing cupboard. Access to loft via hatch.

### BEDROOM ONE

Built-in wardrobe. Bay window to front. Radiator.

### BEDROOM TWO

Window to rear overlooking rear garden. Radiator.

### BEDROOM THREE

Window to rear overlooking rear garden. Radiator.

### BEDROOM FOUR

Window to front. Radiator.

### BATHROOM

Modern suite comprising bath with shower, W.C, wash basin with storage beneath, vanity unit and heated towel rail. There is also an extractor fan and tiled floor.

## Outside

### FRONT

Lawn area. Path leading to front door. Driveway leading to garage.

### REAR GARDEN

Southerly aspect. Mainly laid to lawn. Fence enclosed. Access to the front of the house.

## 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.





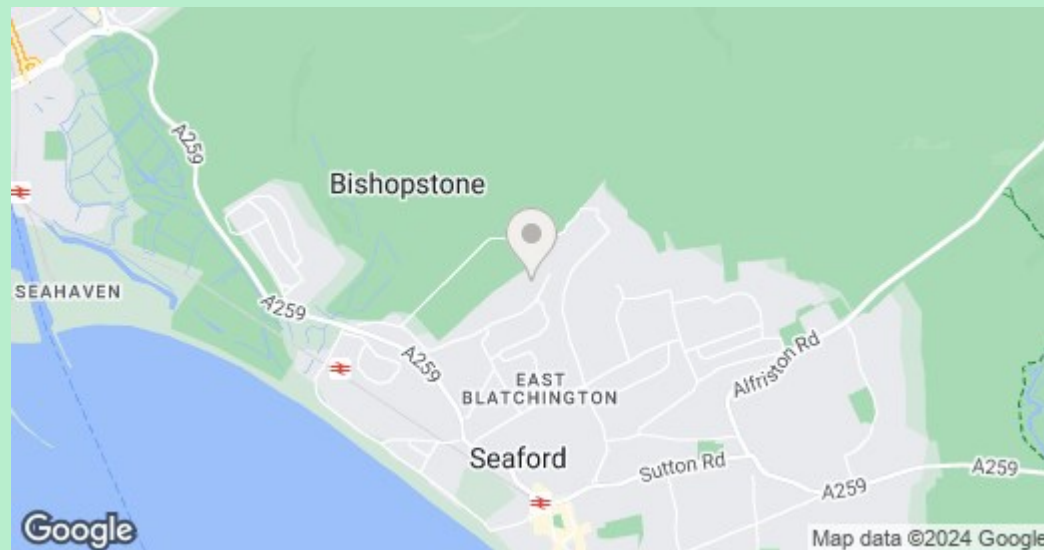
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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