



16 KATHERINE WAY, SEAFORD, BN25 2UZ

£550,000



This superbly presented four bedroom detached house with traditional Sussex-style half tile hung walls, offers generous living accommodation and further benefits from a good size garden.

Downstairs the accommodation flows with a stunning, recently refurbished kitchen (2022) seamlessly connecting to the dining area and then to the cosy living room with patio access. There is also a cloakroom WC. Upstairs, there is a modern family bathroom and four bedrooms, three featuring built-in wardrobes. The master suite includes a refitted en-suite bathroom.

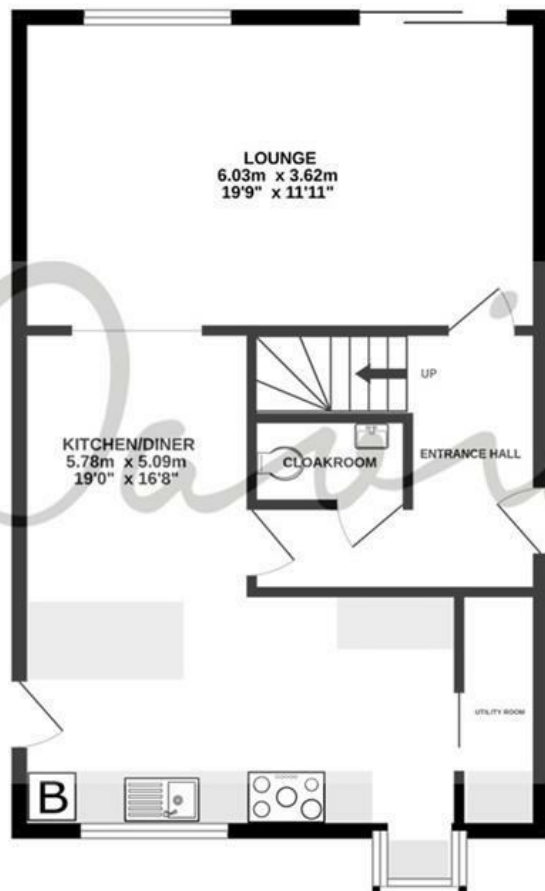
Outside, the sizable garden boasts mature beds, several patio areas, a practical summerhouse, shed, lawn and secure side access. The front garden is laid to level lawn with a block brick driveway providing parking in front of the garage.

Nestled in a sought-after area near scenic trails and the South Downs National Park, Seaford offers charming amenities, including its unspoiled 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.

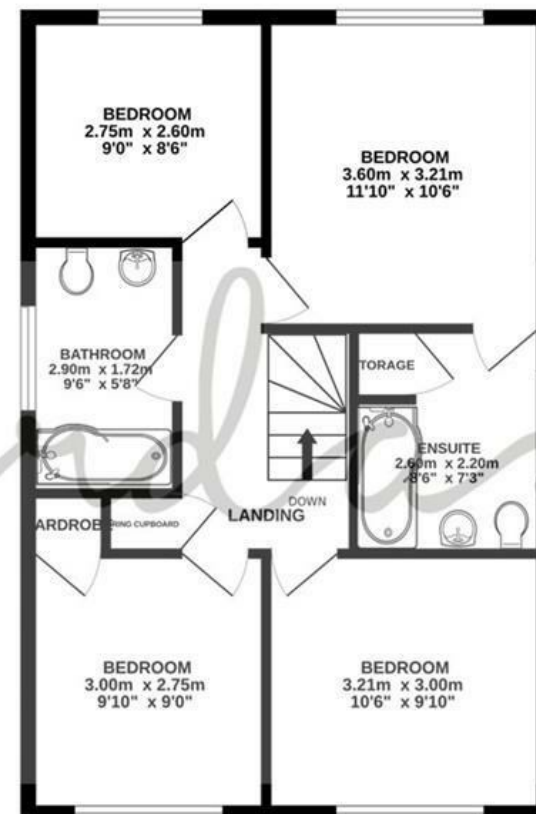
- SUPERBLY PRESENTED
- FOUR BEDROOM DETACHED HOUSE
- RECENTLY REFURBISHED (2022) KITCHEN
- FAMILY BATHROOM, EN-SUITE BATHROOM AND GROUND FLOOR CLOAKROOM
- MODERN FAMILY BATHROOM, EN-SUITE BATHROOM AND GROUND FLOOR CLOAKROOM
- PARKING AND GARAGE WITH LIGHT AND POWER
- REAR GARDEN WITH THREE PATIO SPACES
- LOCATED APPROXIMATELY ONE MILE FROM SEAFORD TOWN CENTRE, RAILWAY STATION AND ESPLANADE
- LOCAL CO OP SHOP CONVENIENTLY SITUATED WITHIN APPROXIMATELY 350 YARDS
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING



GROUND FLOOR  
71.4 sq.m. (769 sq.ft.) approx.



1ST FLOOR  
54.8 sq.m. (590 sq.ft.) approx.



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TOTAL FLOOR AREA : 126.2 sq.m. (1359 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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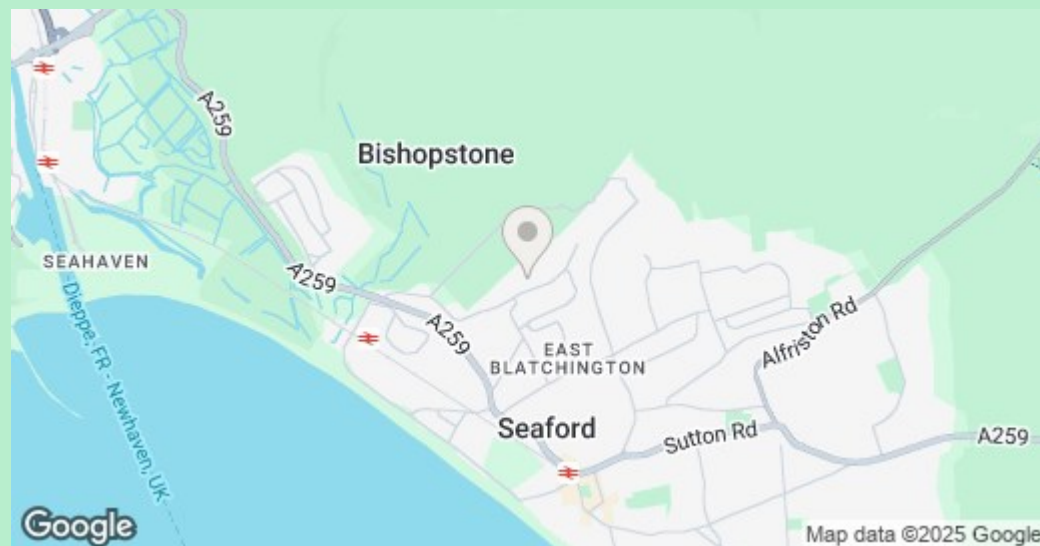
## COUNCIL TAX BAND

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.

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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004