



89 NORTH WAY, SEAFORD, BN25 3JW

£530,000

A well presented and spacious detached family home with good size garden situated in a sought after residential area approximately 1.5 miles from Seaford town centre and railway station.

Local shops, bus route, primary schools, Seaford golf course and delightful countryside walks are within easy reach.

The ground floor accommodation comprises vestibule, entrance hall, sitting/dining room, kitchen/breakfast room, conservatory and utility room (former garage)

On the first floor, leading off the light and airy landing, are four bedrooms and the family bathroom.

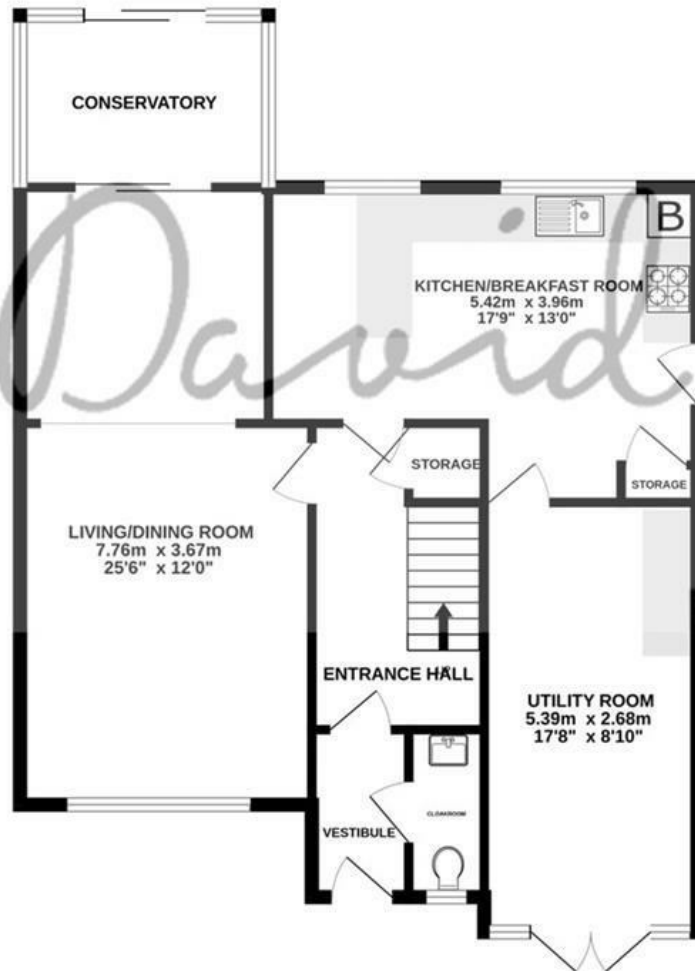
The Westerly aspect rear garden is mainly laid to lawn with patio, timber shed and summer house with decking. The front garden is part laid to lawn with driveway, offering parking for two vehicles.

The property benefits from Worcester-Bosch gas fired boiler and double glazing.

- FOUR BEDROOM DETACHED HOUSE
- CLOSE TO COUNTRYSIDE WALKS
- KITCHEN / BREAKFAST ROOM
- LIVING / DINING ROOM
- UTILITY ROOM (FORMER GARAGE)
- FAMILY BATHROOM AND CLOAKROOM
- WESTERLY ASPECT GARDEN
- SOUGHT AFTER RESIDENTIAL AREA APPROXIMATELY 1.5 MILES FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- APPROXIMATELY HALF A MILE FROM CRADLE HILL PRIMARY SCHOOL
- WORCESTER-BOSCH GAS FIRED BOILER AND DOUBLE GLAZING



GROUND FLOOR
79.6 sq.m. (857 sq.ft.) approx.



1ST FLOOR
52.1 sq.m. (561 sq.ft.) approx.



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TOTAL FLOOR AREA : 131.8 sq.m. (1418 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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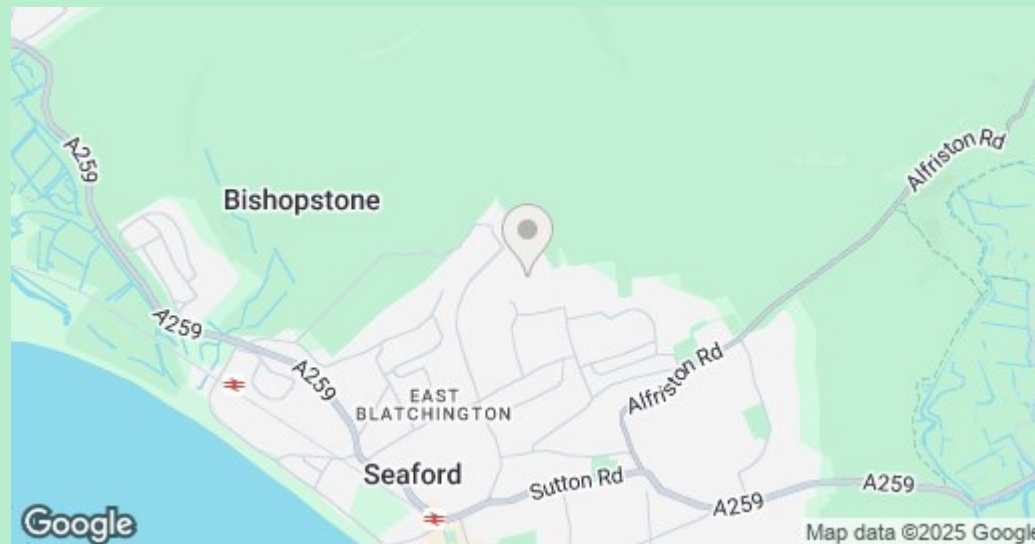
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

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