



23 Katherine Way, Seaford, BN25 2UZ

23 Katherine Way  
Seaford  
BN25 2UZ

£400,000

A well presented three bedroom family home, boasting modern kitchen, ensuite to master bedroom, garage and good size rear garden.

The spacious internal accommodation comprises; entrance hall, through living dining area with dual aspect, pleasant roof top views to the front with French doors opening onto the rear patio. The refitted and modern kitchen has matching wall and base cupboards, space and plumbing for appliances, window to the rear and further door onto the side patio. To the first floor there are three bedrooms, master with built in wardrobes and ensuite shower room. The family bathroom can also be located from the landing.

Outside there is off road parking leading to the detached garage, whilst the sunny rear garden is tiered with patio seating area, lawn and further side patio seating area.

Kathrine Way is located within the popular residential valley area, close to picturesque walks and the South Downs National Park. Seaford has a long uncommercialised beach and promenade, wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. A Co-Op local store and local bus service can be found in nearby Princess Drive.



- Detached Family Home
- Garage
- Ensuite to Master
- Front & Rear Garden
- Well Presented
- Off Road Parking
- Three Bedrooms
- Close to Local Shop



Entrance Hall

Cloakroom

Kitchen 3.56m x 2.62m (11'8" x 8'7")

Dining Room 3.58m x 2.95m (11'9" x 9'8")

Living Room 6.10m x 3.56m (20" x 11'8")

Landing

Bedroom One 4.27m x 4.06m (14" x 13'4")

En-Suite

Bedroom Two 2.95m x 2.64m (9'8" x 8'8")

Bedroom Three 2.97m x 2.44m (9'9" x 8")

Bathroom

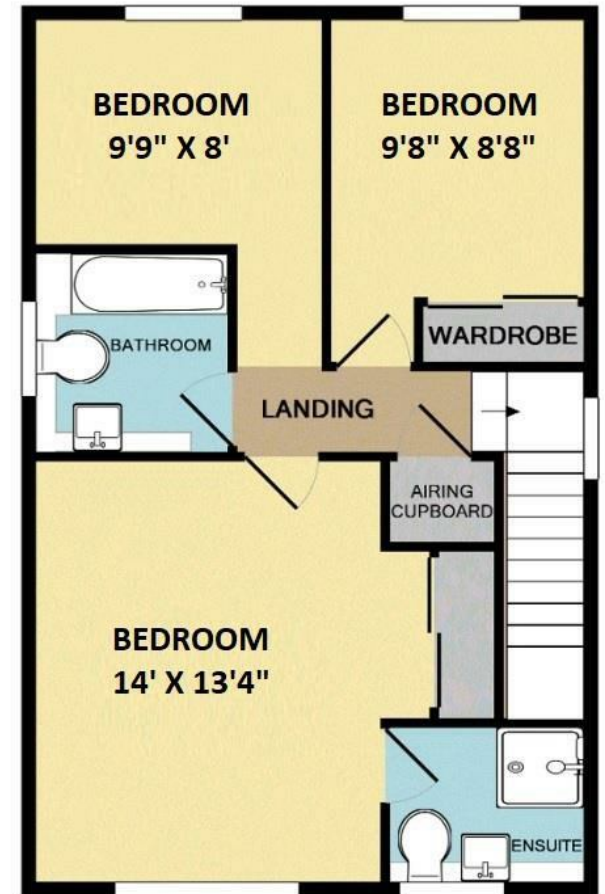
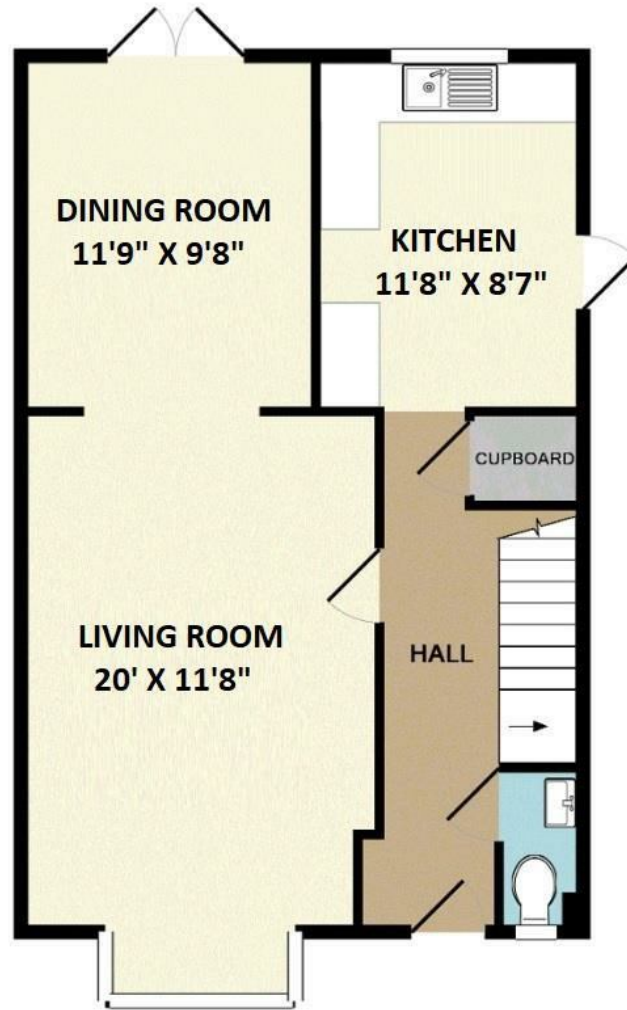
Rear Garden

Garage

EPC - D

Council Tax Band - E





**Rowland Gorringe Estate Agents**

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