



5 Whiteway Close, Seaford, BN25 2XN

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GORRINGE

# 5 Whiteway Close Seaford BN25 2XN

Guide Price - £700,000-£725,000

A detached 4 bedroom house with distant sea views, private garden and no onward chain.

Well presented through out you enter the property into a light spacious hallway with an open staircase to a gallery landing. The triple aspect through living room has a bay window to the front, bi-fold doors to the rear leading onto the garden, fireplace and double doors that lead into the separate dining room. Looking onto the rear garden is an L-shaped kitchen/breakfast room that extends into an attractive sunroom through an open archway. There is also a utility room behind the kitchen with side access to the garden. The former brick based conservatory has been converted into a sunroom with French doors onto a garden patio. An integrated double garage with internal door from the hallway, has 2 electric roller doors and roof storage. Completing the ground floor is a cloakroom/wc. The first floor has an open gallery style landing and distant sea views down the valley development, which bedrooms 2 & 3 share also. Whilst bedroom 4, as well as the master bedroom enjoy views over the rear garden, with the master also having a bank of wardrobes and an ensuite shower/wc.. The master bedroom has a bank of wardrobes and an ensuite shower/wc. Bedrooms 2 & 3 also have built in double wardrobes. A family bathroom completes the first floor.

Outside the private rear garden wraps around the property to both the east and south elevations. Predominantly laid to lawn the garden has a patio adjoining the property, a 2nd patio area, secure side access, established shrubs and trees. To the front, the property has a high degree of privacy also with a hedge boundary to the road. There is a lawn area to the side with drive/hardstanding for several vehicles.

Whiteway is a delightful close consisting of 5 properties, located just off Crown Hill and is a highly desirable area. With a private golf course nearby and approximately half a mile from Seaford town centre, there is also a local Co-Op in nearby Princess drive. Delightful walks can be enjoyed over the adjoining farmlands. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages.



- Detached House
- Private Garden
- Integral Double Garage
- En-Suite
- Separate Dining Room
- 4 Bedrooms
- Distant Sea Views
- Utility Room
- Through Living Room
- No Onward Chain



Entrance Hall	
Cloakroom	
Kitchen	5.33m x 3.51m (17'6" x 11'6")
Utility Room	
Dining Room	3.58m x 3.02m (11'9" x 9'11")
Living Room	6.40m x 3.48m (21" x 11'5")
Sun Room	3.53m x 2.46m (11'7" x 8'1")
Landing	
Bedroom One	4.42m x 3.58m (14'6" x 11'9")
En-Suite	
Bedroom Two	3.10m x 3.02m (10'2" x 9'11")
Bedroom Three	3.10m x 2.82m (10'2" x 9'3")
Bedroom Four	3.53m x 2.01m (11'7" x 6'7")
Bathroom	
Rear Garden	
Double Garage	5.31m x 5.11m (17'5" x 16'9")
EPC: C	
Council Tax Band: F	





## Whiteway Close, Seaford, BN25

Approximate Gross Internal Area  
164.5 sq m / 1771 sq ft

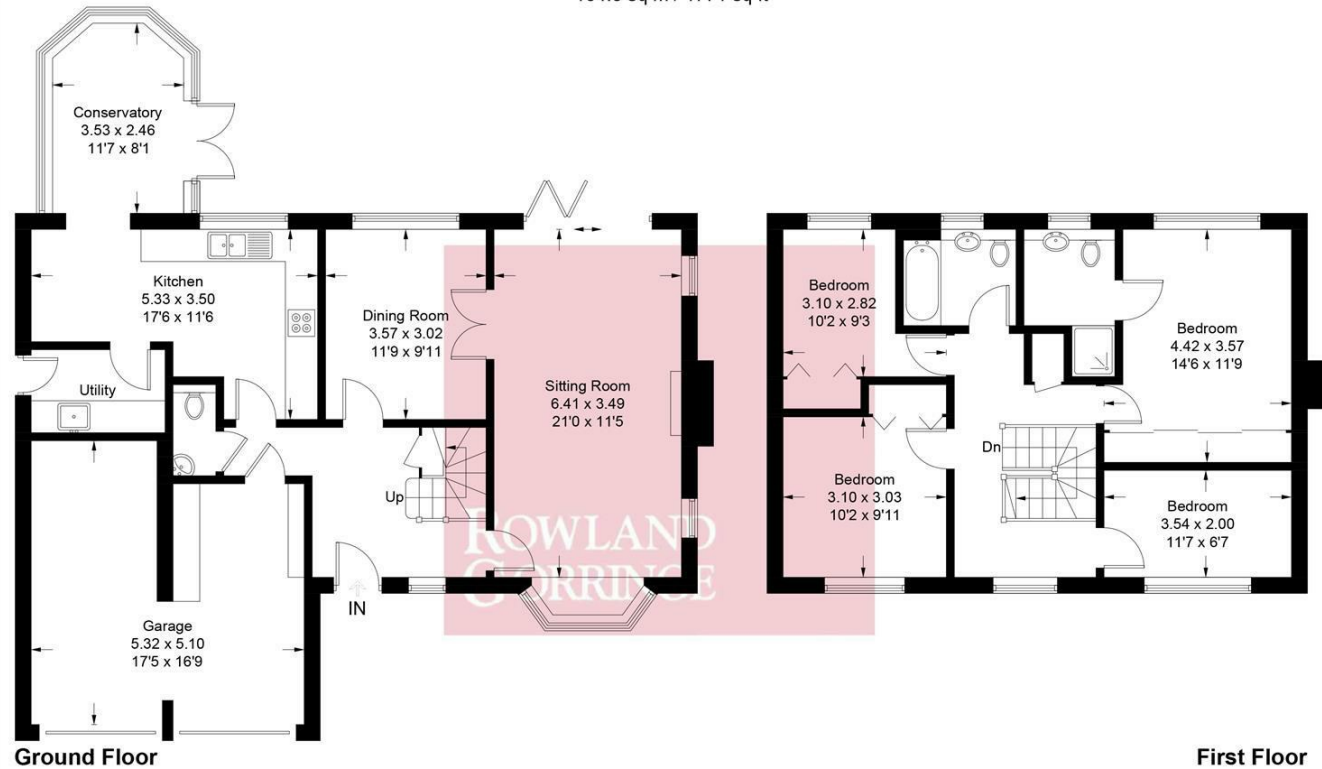


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1082600)

### Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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