



72 Katherine Way, Seaford, BN25 2XF

ROWLAND
GORRINGE

**72 Katherine Way,
Seaford, BN25 2XF**

**Guide Price -
£450,000-£475,000**

An extremely well presented and improved 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.

This immaculately presented house is light and bright throughout being improved to a high standard by the current owners with internal accommodation comprising; Entrance hall, spacious living room with bay window over looking the front. The modern and open plan kitchen diner spans the width of the house with kitchen area having matching wall and base cupboards, work surface to incorporate a breakfast bar, window over looking the rear and further French doors opening to the rear patio. The downstairs cloakroom completes the ground floor. To the first floor there are four bedrooms and a modern family bathroom.

Outside there is off road parking leading to the garage, remainder to the front is a lawn area and path leading to the front door. The sunny and southerly aspect rear garden has impressive patio & decked seating areas ideal for hosting friends and family, steps lead down to a secluded grass area with fence borders and gated side access.

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.

The prestigious and historic Seaford Golf club is located nearby. Seaford Blatchington, as the club is referred to locally, is a Sussex gem and one of the finest downland courses in the country set in a particularly beautiful part of the South Downs.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Porch

Entrance Hall

Lounge

17'7" x 10'7" (5.36m x 3.23m)

Kitchen/Diner

19'4" x 12'7" (5.89m x 3.84m)

Cloakroom

Landing

Bedroom One

11'2" x 10'7" (3.40m x 3.23m)

Bedroom Two

10'7" x 9'7" (3.23m x 2.92m)

Bedroom Three

9'7" x 8'5" (2.92m x 2.57m)

Bedroom Four

8'8" x 8'5" (2.64m x 2.57m)

Bathroom

Garage

16'5" x 8'2" (5.00m x 2.49m)

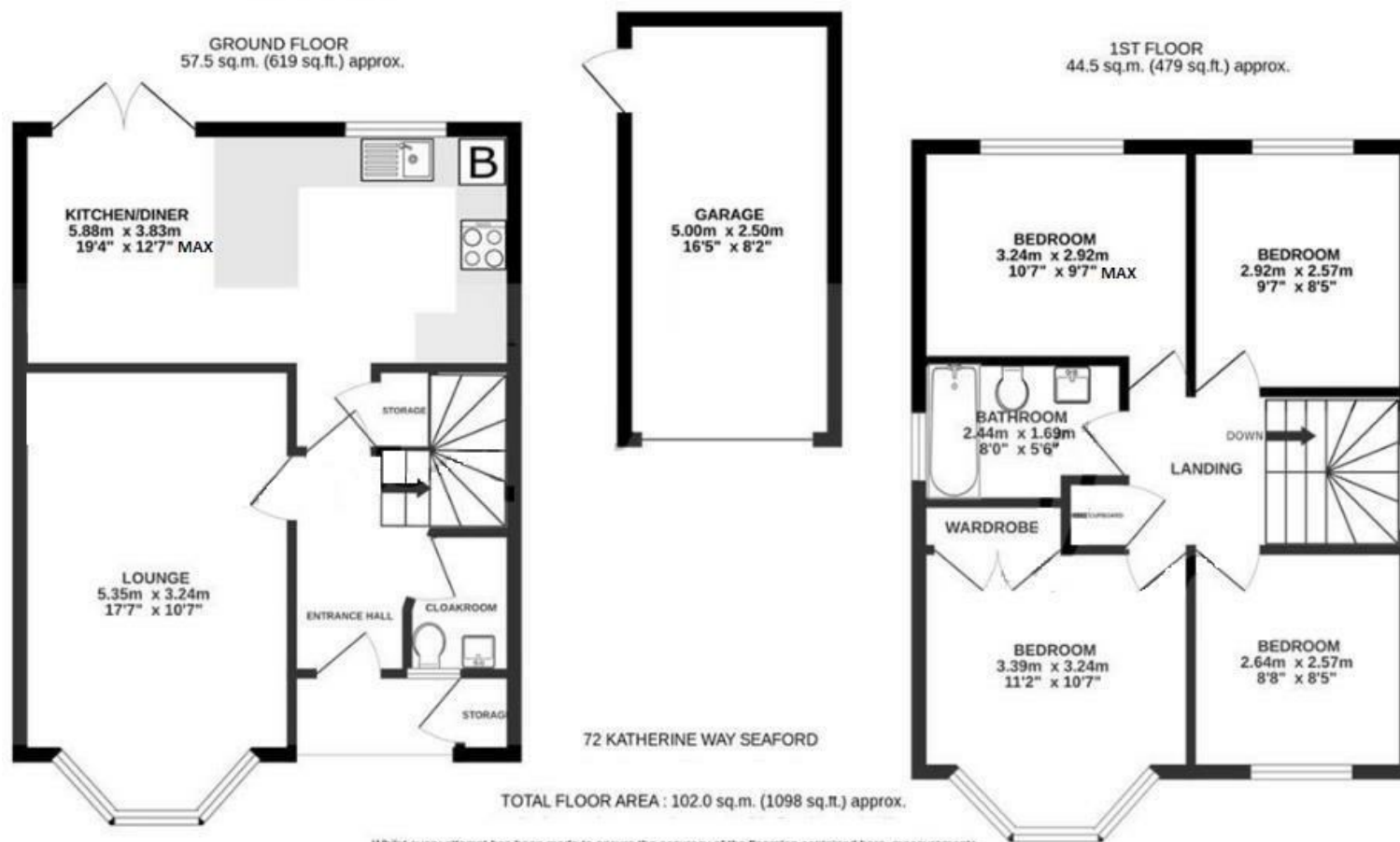
Rear Garden

EPC: D

Council Tax Band: E







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.
Made with Metropix ©2024

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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.

**ROWLAND
GORRINGTON**