



24 North Way, Seaford, BN25 3AW

ROWLAND  
GORRINGE

## 24 North Way, Seaford, BN25 3AW

£550,000

A well presented three bedroom, three reception room detached bungalow with garage, ample off road parking and attractive level rear garden.

This delightful bungalow offers light and spacious accommodation comprising; welcoming entrance hall, living room with patio doors leading onto the rear garden, internal double doors lead into the useful dining room with door to the kitchen, window to side aspect and further patio door leading into the conservatory. The conservatory over looks and leads onto the rear garden via French doors. A modern kitchen has matching wall and base cupboards, space and plumbing for appliances, door leading to the side.

All three bedrooms are double in size having built in wardrobes, ensuite shower room to bedroom 2. A shower room can be found off the inner hall.

Further benefits include gas central heating, double glazed windows and part boarded loft space with electric loft hatch and ladder.

The secluded rear garden is mainly laid to lawn, attractive flower bed borders, patio seating area perfect for catching the sun and entertaining guests. Further side patio, gated side

access and fence borders.

To the front there is ample off road parking, access to the garage and front door. Remainder laid to lawn.

Located on North Way, approximately half a mile from Seaford town centre and all its amenities. 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. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

The prestigious and historic Seaford Golf club is located within a quarter of a mile from the property. 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.









**Entrance Hall**

**Living Room**

17'9" x 12'11" (5.41m x 3.94m)

**Kitchen**

11'10" x 9'10" (3.61m x 3.00m)

**Dining Room**

12'11" x 10" (3.94m x 3.05m)

**Conservatory**

12'3" x 10'7" (3.73m x 3.23m)

**Bedroom One**

14" x 11'11" (4.27m x 3.63m)

**Bedroom Two**

11'6" x 9'10" (3.51m x 3.00m)

**En-Suite**

**Bedroom Three**

11'11" x 11'11" (3.63m x 3.63m)

**Shower Room**

9'10" x 8" (3.00m x 2.44m)

**Off Road Parking**

**Garage**

19'4" x 9'7" (5.89m x 2.92m)

**Rear Garden**

**EPC: C**

**Council Tax Band: E**



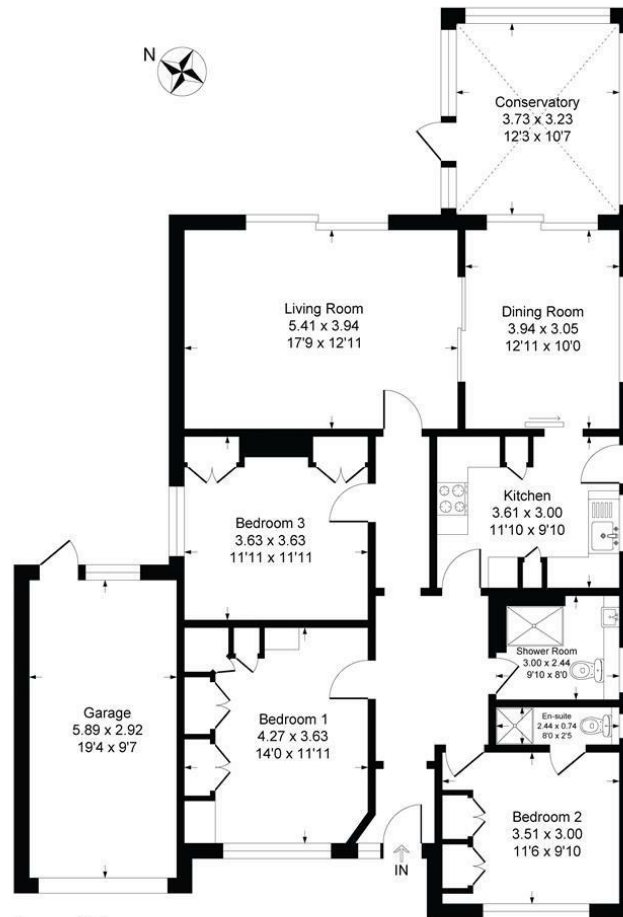


## 24 North Way, BN25 3AW

Approximate Gross Internal Floor Area = 121.91 sq m / 1312 sq ft

Garage Area = 17.21 sq m / 185 sq ft

Total Area = 139.12 sq m / 1497 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorringe 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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