89 North Way, Seaford, BN25 3JW

ROWLAND GORRINGE

89 North Way
Seaford
BN25 3JW

£485,000

This a detached 4 bedroom house located in a very desirable residential area. Light and spacious the 25' living/dining room has a through aspect with laminate flooring, which continues from the hall. Patio doors lead from the dining area to the conservatory, with further patio doors leading onto the private rear garden. Knocked through and refitted in 2017 the modern kitchen/breakfast room is now a spacious 17'x 12' with access to the utility room. The once garage has been converted fully into a versatile space with utilities to the rear and further area for home office or family room, French doors lead to the front. Completing the ground floor is the downstairs WC. The superb presentation continues upstairs with the 4 bedrooms and family bathroom.

The rear garden is predominately laid to lawn with patio adjoining the house, an impressive deck area leads to an insulated/powered summerhouse, there is also a timber shed to the rear and secure side access to the front. The front is partially lawn with drive for several vehicles and has an electric charging point.

North Way is conveniently situated for Blatchington golf club and lovely countryside walks over the South Downs from a twitten located nearby. Cradle Hill primary school, a local bus service and a parade of shops can all be found on nearby Lexden Road. Seaford town centre with its range of shops, cafes, restaurants, pubs, beach, bus and rail services can be found within one and a half miles

- Approximately 1445sq ft
- 4 Bedrooms
- Conservatory
- 17'9 Kitchen/Breakfast Room
- Sought After Residential Location
- Detached House
- 25'6" through Living/Dining Room
- Utility /Family Room
- Close to Countryside Walks

Entrance Hall	
Downstairs W/C	1.96m x 0.84m (6'5" x 2'9")
Hall	
Kitchen/Breakfast room	5.41m x 3.91m (17'8" x 12'9")
Living/Dining Room	7.75m x 3.28m (25'5" x 10'9")
Conservatory	3.15m x 2.54m (10'4" x 8'3")
Utility Room/Office	5.26m x 2.29m (17'3" x 7'6")
Landing	
Bedroom 1	4.55m x 3.12m (14'11" x 10'2")
Bedroom 2	3.94m x 2.62m (12'11" x 8'7")
Bedroom 3	3.28m x 3.10m (10'9" x 10'2")
Bedroom 4	2.74m x 2.26m (8'11" x 7'4")
Family Bathroom	2.08m x 1.80m (6'9" x 5'10")
Rear Garden	
Front Garden	
Drive	

Council Tax Band: D

EPC - C

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Approximate Gross Internal Floor Area = 134.11 sq m / 1445 sq ft

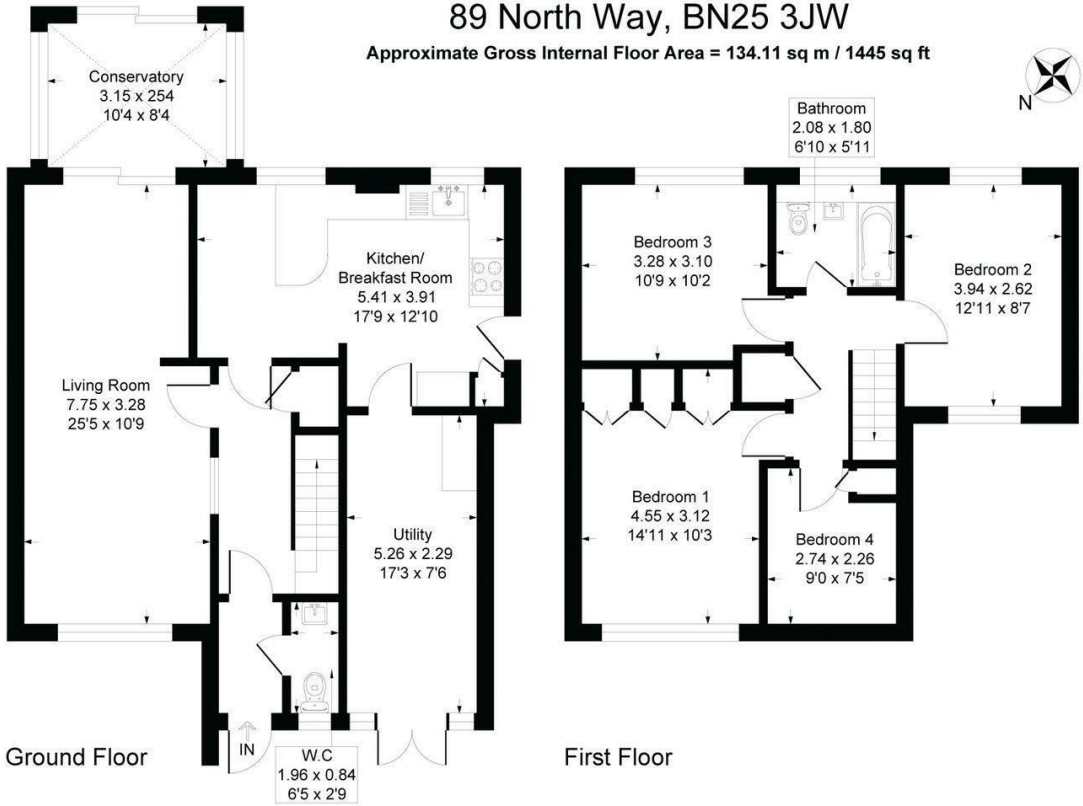

Illustration for identification purposes only, measurements are approximate, not to scale

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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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