53 North Way, Seaford, East Sussex, BN25 3HP

ROWLAND GORRINGE

53 North Way
Seaford
East Sussex
BN25 3HP
£475,000

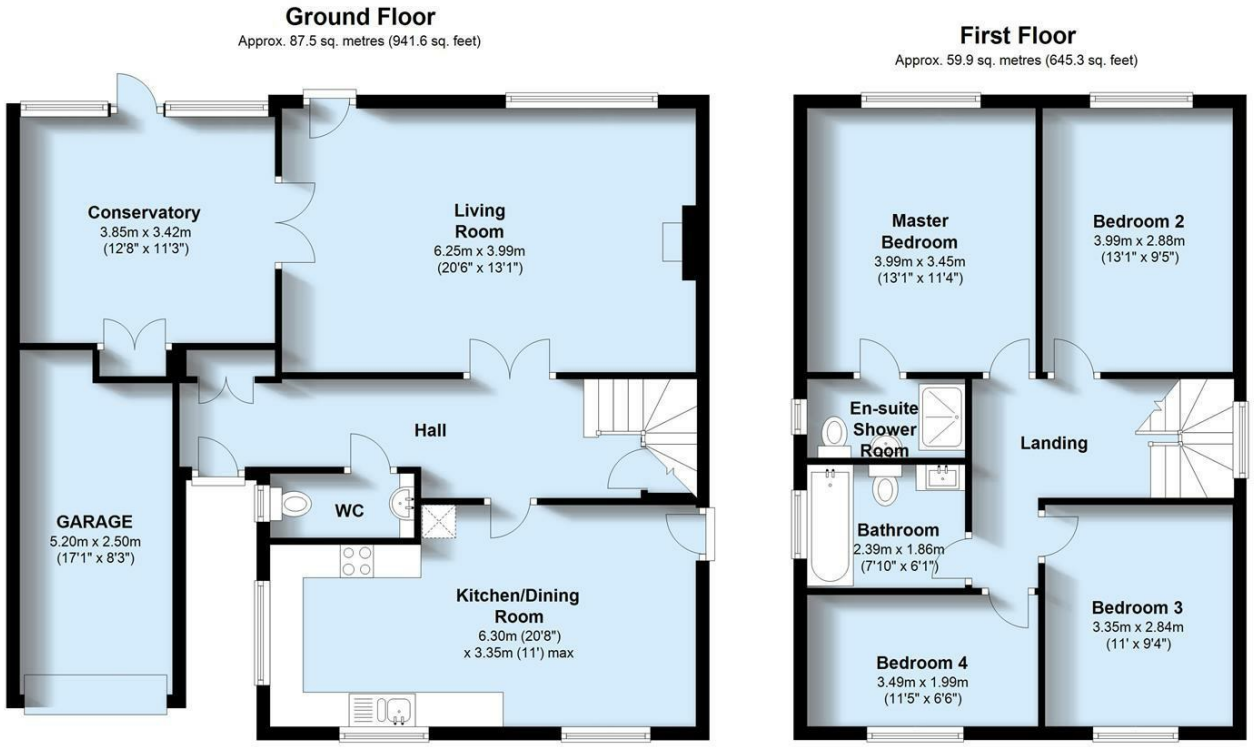
A well presented detached house situated in a popular residential location on the outskirts of Seaford, close to delightful downland walks.

Built by South Bank Homes in the late 1980's, the property is well presented throughout and enjoys a private established and southerly aspect enclosed rear garden. The house benefits from a full width living room with adjoining conservatory, separate open plan kitchen dining room, four double bedrooms, a master en-suite shower room and refitted bathroom/WC. Other features include uPVC double glazing, gas fired central heating and views over the town from the first floor to Seaford Head and the sea in the distance. To the front there is off road parking leading to the garage

Conveniently situated for Blatchington golf club and lovely countryside walks over the South Downs. Cradle Hill primary school, a local bus service and a parade of shops can be found in 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.

- 1586 Square Feet
- Living Room
- Open Plan Kitchen/Diner
- Master Bedroom & En-Suite WC
- South Facing Rear Garden
- Detached House
- Conservatory
- Modern Bathroom/WC
- Downstairs Cloaks/WC
- Distant Sea Views

Hall	
Cloakroom/WC	
Living Room	6.25m x 3.99m (20'6" x 13'1")
Conservatory	3.86m x 3.43m (12'8" x 11'3")
Kitchen/Dining Room	6.30m x 3.35m (20'8" x 11')
First Floor Landing	
Bedroom 1	3.99m x 3.45m (13'1" x 11'4")
En-suite Shower/WC	
Bedroom 2	3.99m x 2.87m (13'1" x 9'5")
Bedroom 3	3.35m x 2.84m (11' x 9'4")
Bedroom 4	3.48m x 1.98m (11'5" x 6'6")
Family Bathroom/WC	2.39m x 1.85m (7'10" x 6'1")
Garage	5.21m x 2.51m (17'1" x 8'3")
Driveway	
Front & Rear Gardens	
Council Tax Band: E	
EPC Rating: D	



Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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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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