3 Bed
House - Detached
located in North Way

SEAFORD PROPERTIES

75 North Way
Seaford
BN25 3HP

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Asking Price £500,000

Immaculate, attractive and deceptively spacious Freehold detached family home.

The property offers an inviting entrance hall, porch, guest cloakroom, leading to the lounge, dining room, kitchen, conservatory/breakfast room, three bedrooms, en-suite shower room, family bathroom, integrated garage plus off road parking for 2 vehicles.

The medium sized rear garden is west facing and well stocked and has a garden office/studio, green house and two garden sheds.

The property is located in one of Seaford's most popular areas and within walking distance of the Seaford Golf Club and countryside walks. A local bus services is only a few minutes walk away and Seaford town centre with all its amenities approximately1.1 miles away.

Entrance Porch and Hallway
Electrical consumer unit and the meters for the solar panels are located in the porch.
The hallway gives access to the understairs storage cupboard.
Meter for the electrics outside the front door and the gas meters on the side of the house.

Guest Cloakroom
Toilet and basin, radiator

Lounge
The light and airy lounge has a bay window overlooking the front garden. Gas fire within a beautiful fire surround.

Dining Room
The dining room is of a good size with a serving hatch and sliding doors leading to the rear garden and patio.

Kitchen
A good size kitchen with a window overlooking the rear garden and a door leading into the conservatory.
Integrated dishwasher, spaces for a gas cooker with a hob and double oven, fridge/freezer, extractor fan above the cooker.
Worktops and a good number of storage units. Ceiling height tiling.

Conservatory/Breakfast Room
French doors lead to the private rear garden and a door leads to the integrated garage. Radiator.

First Floor Landing
Airing cupboard and access to the loft.

Main Bedroom with En-Suite Shower Room
A large double bedroom with a large window overlooking the front garden. Two sets of built-in wardrobes.
The en-suite bathroom has a walk in shower, toilet, basin with a vanity unit. Ceiling height tiling and a large window.

Bedroom Two
Double bedroom with a window overlooking the rear garden, built-in wardrobe and chest of drawers.

Bedroom Three
A light and airy bedroom with a window overlooking the rear garden, built-in wardrobe and chest of drawers.

Family Bathroom
The Bathroom has a large window allowing light to flood in. Fitted with a matching suite - bath with overhead shower, toilet and basin. Ceiling height tiling.

Loft
Insulated loft, drop down ladder, electricity and half boarded and well insulated.

Parking
Good size garage with an electric up and over door. The garage is plumbed with a sink and washing machine. Off road parking for two cars.

Outside

The garden office/artist studio with north facing window is fitted with electricity/telephone/wi-fi and fully insulated with its own consumer unit.
The rear garden is of a good size and west facing. It is private, well stocked, landscaped with a terrace and patio area for alfresco meals. The Greenhouse has electricity for lighting and heating. Two further garden sheds.
Solar panels which are fully paid for.

Floor Plan

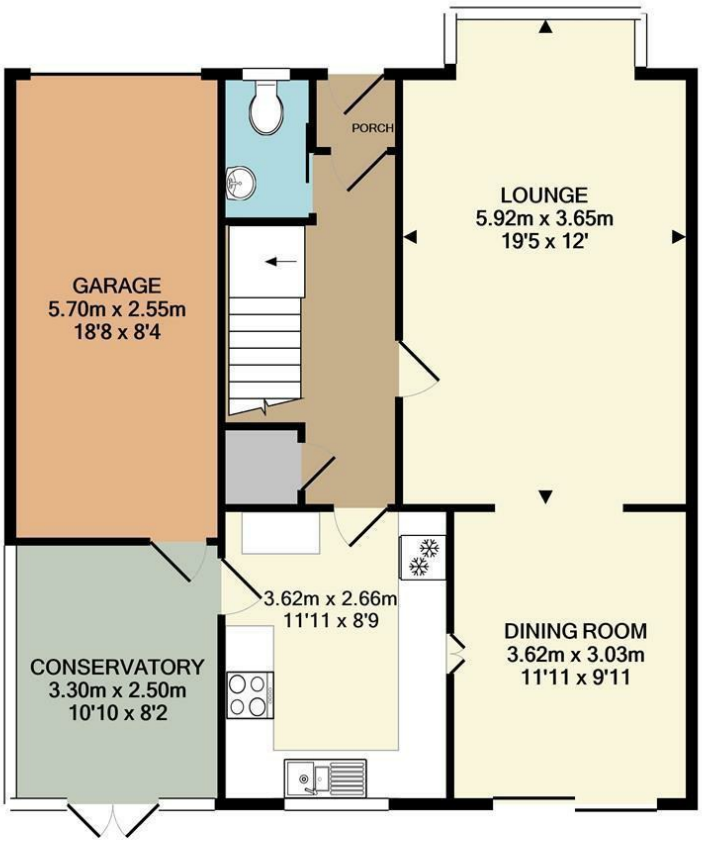
The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

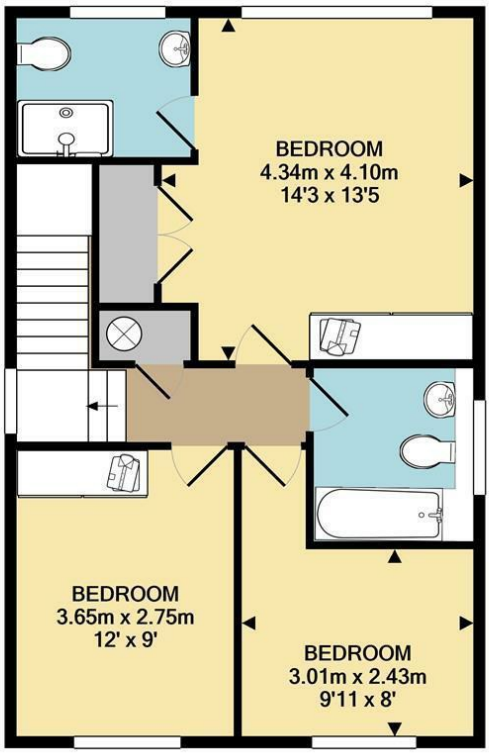
Council Tax

Tax Band E

Mobile Reception, Broadband & WiFi Speed

Buyers have to rely on their own searches and surveys and by checking Offcom and Openreach internet sites (Brochure version 1.2 10.3.26)





GROUND FLOOR
APPROX. FLOOR
AREA 79.5 SQ.M.
(856 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 53.4 SQ.M.
(575 SQ.FT.)

TOTAL APPROX. FLOOR AREA 133.0 SQ.M. (1431 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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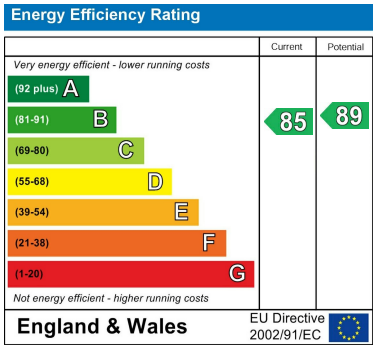

DIRECTIONS

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