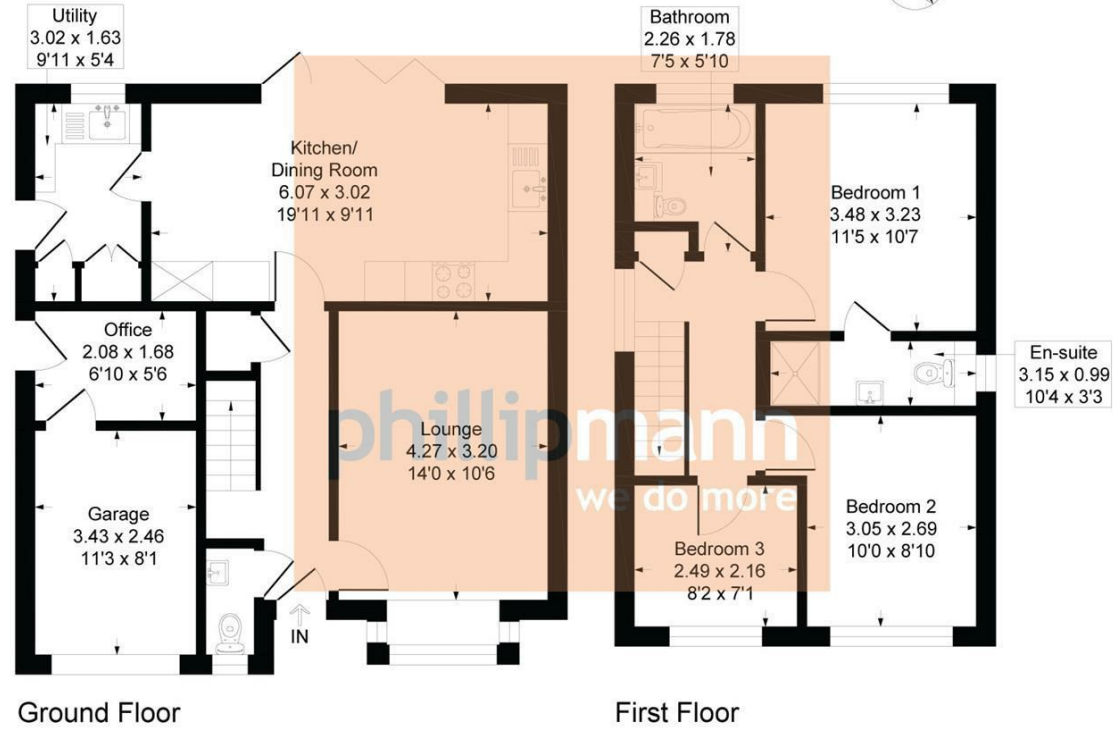


58 Katherine Way, BN25 2XF  
 Approximate Gross Internal Floor Area = 96.06 sq m / 1034 sq ft  
 Garage Area = 8.45 sq m / 91 sq ft  
 Total Area = 104.51 sq m / 1125 sq ft



Ground Floor

First Floor

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

3  
BED

Quiet Cul-De-Sac Location  
 58, Katherine Way, Seaford, BN25 2XF



## localknowledge...

The property is in a quiet cul-de-sac off Katherine Way close to picturesque country walks and next to a twitten to COOP store on Princess Drive. There is a good local bus service and Seaford town along with train station and beach is within a mile from the property.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
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# inbrief...

This detached property has been subject to extensive refurbishment by the current owner to an exceptionally high standard and is located in a quiet cul-de-sac in a popular residential area. The accommodation in brief comprises 3 bedrooms, lounge, kitchen/diner, utility room, cloakroom/WC, family bathroom/WC, en-suite shower/WC, garage/store, office and landscaped gardens.

<b>Style:</b>	Detached House
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	Lounge & Kitchen/Diner
<b>Area:</b>	104.51 SQ M/1125 SQ FT
<b>Outside:</b>	Landscaped Gardens
<b>Parking:</b>	Ample Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	D

# moredetail...

This exceptionally well presented detached house is located at the bottom of a quiet cul-de-sac in a popular residential area close to picturesque walks, local bus service and CO-OP shop. Finished to an exceptionally high standard the many benefits include gas central heating with new boiler, double glazed windows, re-wired and plumbing throughout, landscaped garden and ample off street parking.

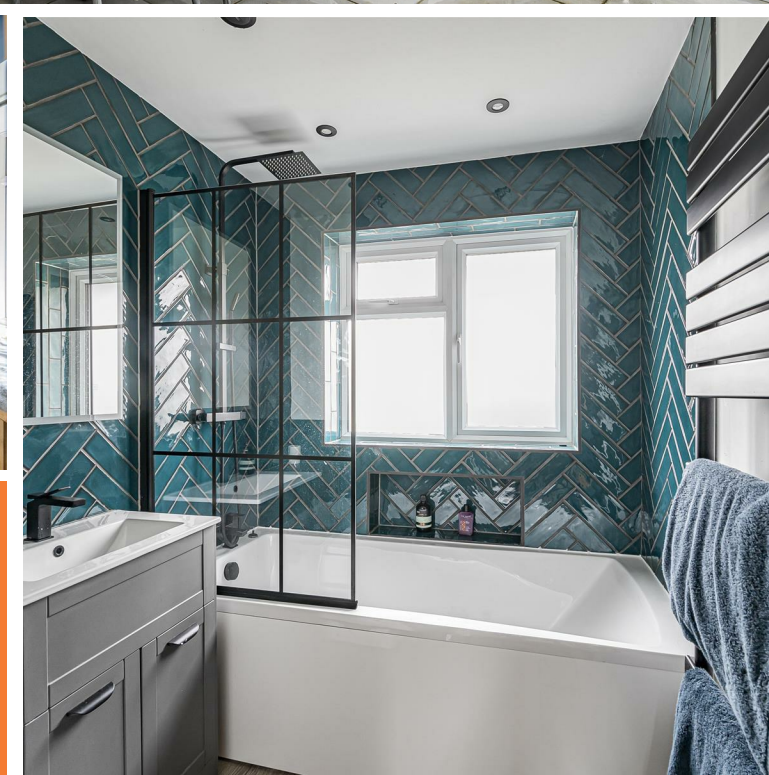
As you approach the property there is a 5-bar gate to the ample off street parking. A covered entrance leads to the hallway which is laid to solid oak flooring. There is under stair storage and cloakroom/WC with modern contemporary suite.

The lounge is to the front of the property and has a bay window with built in seating. A particular feature is the kitchen/dining room which has been tastefully fitted with a good range of 'Shaker' style units and pull out larder/store cupboards. Complemented by solid oak herringbone flooring. There is ample working surface with inset sink, gas hob with extractor canopy, double oven, integrated dish washer, space for double fridge/freezer and full width Bi-fold doors out to the rear patio and garden. There is a separate utility room with further cupboards, sink, integrated washing machine and door to side access.

On the first floor landing there is loft access, linen cupboard and the family bathroom which has a bath with rain head shower and glass screen, WC, wash basin in vanity unit and tiled walls/floor. The main bedroom overlooks the rear garden and has the benefit of an en-suite shower room/WC. Bedroom two is also a good size double room with distant open aspect views. Bedroom three is a single room and ideal nursery.

Outside the rear garden has a wrap around patio and retaining wall with steps to a raised lawn and further terrace/seating area. There is courtesy lighting and gated side access.

The garage is converted to front storage space with electric roller door and a useful office to the rear with heating and fitted work station.



To book an appointment to view this property or for further information please contact the Seaford office on 01323 898666.

