



74 Katherine Way, Seaford, BN25 2XF

ROWLAND
GORRINGE

74 Katherine Way, Seaford, BN25 2XF

Guide Price £575,000

An extremely well presented and extended three bedroom detached house, set within a popular development constructed by Bryant Homes in the late 1980's and situated within a mile of Seaford town centre and railway station. There is a local shop and bus service nearby in Princess Drive. No ongoing chain.

This immaculately presented house is light and bright throughout being improved and extended to an impeccable standard by the current owners with internal accommodation comprising; Entrance hall, living room with wood burner in situ and 2 windows over looking the front. The incredible modern and open plan kitchen diner spans the width of the house (28'7") with kitchen area having matching wall and base cupboards, central island, sky lights, window and bi-fold doors over looking and leading out onto the rear. The downstairs cloakroom and further study/ bedroom 4 completes the ground floor.

To the first floor there are three bedrooms, master with en suite shower room and a modern family bathroom.

Outside there is a block brick drive providing ample off road parking leading to the garage, remainder to the front boast a beautifully curved retainer wall, well stocked shrubs and trees, side gate and access to the front door. The sunny and southerly aspect rear garden has been expertly landscaped offering multiple seating areas including porcelain paved patio seating area leading

from the internal Bi-fold doors, steps leading down to the main garden which has artificial grass, further eating area and access to the spacious summer house. A variety of trees and exotic shrubs equip this garden to offer privacy and a real haven. Further benefits include a raised pond with filter and water feature, outside lighting, hot outdoor shower, gated side access, fence boards and further shed/ workshop.

This extremely impressive garden is ideal for hosting friends and family for gatherings and social events.

Kathrine Way is located within the popular residential valley area, close to picturesque walks and the South Downs National Park. Seaford has a long uncommercialised beach and promenade, wide range of shops, restaurants and cafes, railway station (London Victoria 90 minutes), bus services to Eastbourne, Brighton and surrounding villages. A Co-Op local store and local bus service can be found in nearby Princess Drive.

The prestigious and historic Seaford Golf club is located nearby. 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.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Hall

Living Room

15'4" x 10'6" (4.67m x 3.20m)

Kitchen

14'3" x 7'2" (4.34m x 2.18m)

Open Plan Dining Area

28'7" x 12'1" (8.71m x 3.68m)

Study

10'3" x 7'7" (3.12m x 2.31m)

First Floor Landing

Bedroom

15'5" x 10'11" (4.70m x 3.33m)

Bedroom

11'4" x 8'1" (3.45m x 2.46m)

Bedroom

11'4" x 7' (3.45m x 2.13m)

Ensuite

Family Bathroom

Front Garden

Rear Garden

Summer House

15'1" x 9'1" (4.60m x 2.77m)

Store

7'2" x 5'2" (2.18m x 1.57m)

EPC: C

Council Tax: E





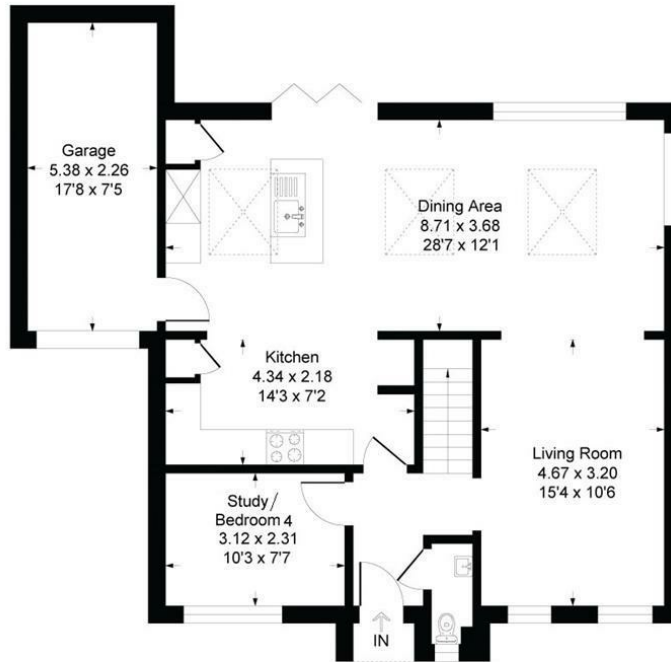
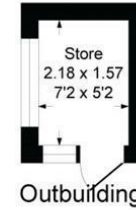
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Approximate Gross Internal Floor Area = 118.49 sq m / 1275 sq ft

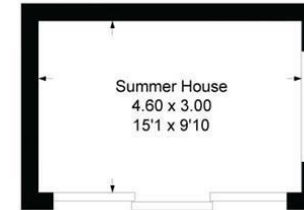
Garages Area = 12.17 sq m / 131 sq ft

Outbuildings Area = 17.21 sq m / 185 sq ft

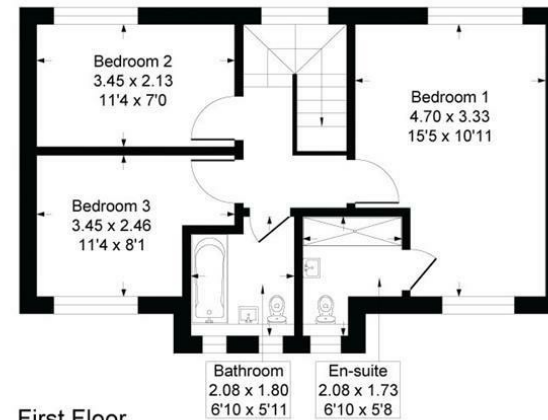
Total Area = 147.87 sq m / 1591 sq ft



Ground Floor



Outbuilding



First Floor

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

Rowland Gorrington 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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