5 KATHERINE WAY, SEAFORD, BN25 2UZ

£575,000

This spacious four bedroom detached family home offers generous and well-arranged accommodation, together with a detached double garage and off road parking.

The ground floor provides excellent living space, including an L-shaped living and dining room, kitchen, utility room, conservatory and cloakroom. On the first floor there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside the family bathroom.

Outside, the property enjoys off road parking for two vehicles leading to the detached double garage. The rear garden has been designed for ease of maintenance, being mainly laid to lawn with a paved patio area ideal for seating and entertaining.

Further benefits include gas fired central heating, double glazing, vacant possession and no onward chain.

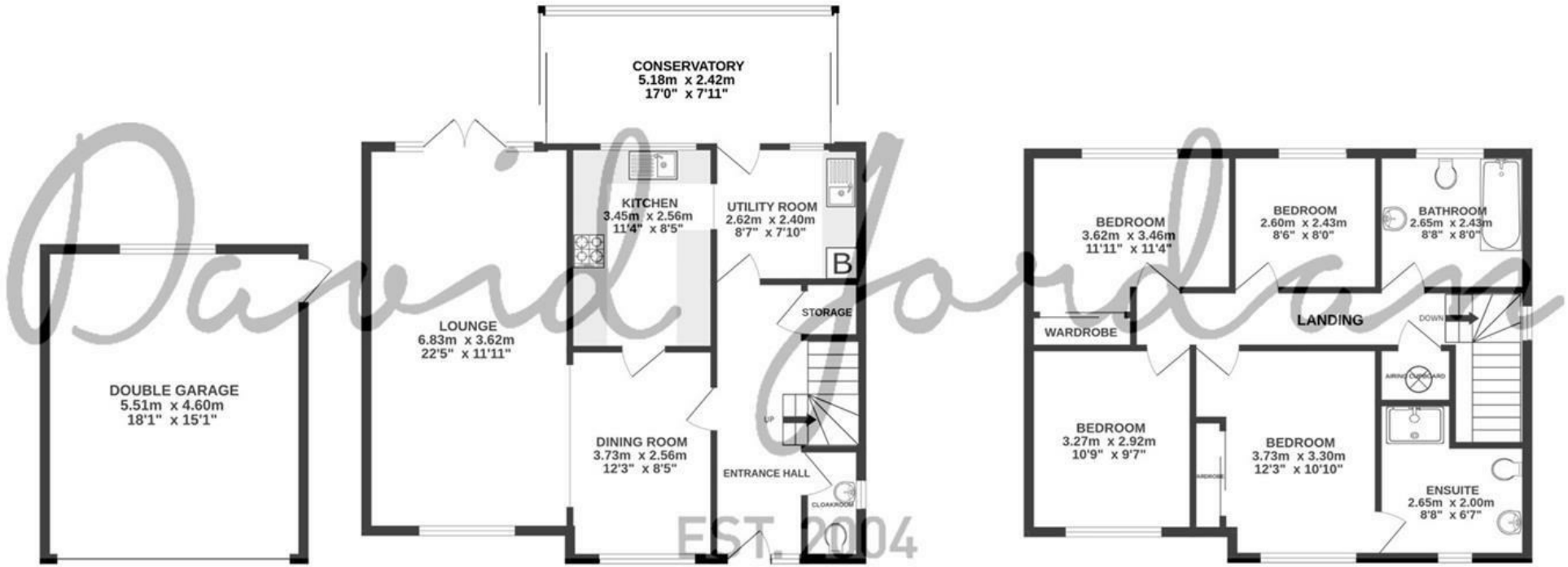
Situated in a sought after residential area close to scenic walks and the South Downs National Park, Seaford offers a range of local amenities including an unspoilt seafront, railway station and regular bus services between Brighton and Eastbourne. A local Co-Op is conveniently located within approximately 350 yards.

An internal viewing is highly recommended to fully appreciate the space and potential this home has to offer.

- DETACHED FAMILY HOME
- FOUR BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM AN EN-SUITE SHOWER ROOM
- DETACHED DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR AND OFF ROAD PARKING
- VACANT POSSESSION AND NO ONWARD CHAIN
- KITCHEN AND UTILITY ROOM
- L SHAPED LIVING AND DINING ROOM
- CONSERVATORY
- GAS FIRED CENTRAL HEATING, DOUBLE GLAZING,
- FAMILY BATHROOM AND CLOAKROOM

GROUND FLOOR
100.5 sq.m. (1082 sq.ft.) approx.

1ST FLOOR
62.1 sq.m. (668 sq.ft.) approx.



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TOTAL FLOOR AREA : 162.6 sq.m. (1750 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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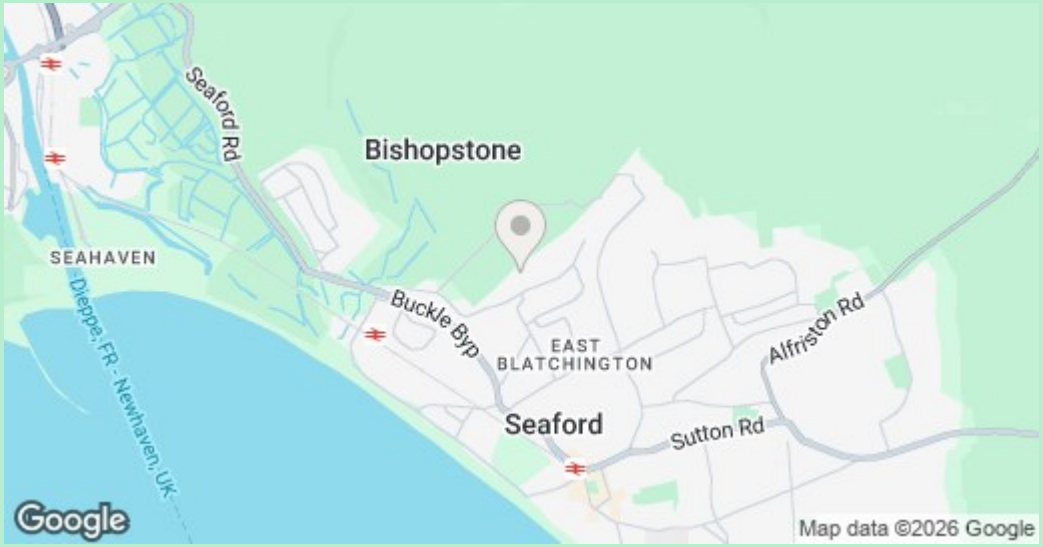
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004