



69 Kingston Way, Seaford, BN25 4NG

# 69 Kingston Way Seaford BN25 4NG

## £475,000

A well presented 3 bedroom detached family home located in the sought after South East corner of Seaford. Further benefits include garage, driveway, newly built home office, solar panels with battery storage and feed-in tariff providing quarterly returns and great access to beautiful downland walks.

The inviting entrance hall has newly fitted uPVC door leading to the hall comprising W/C and under stair storage cupboard. The spacious kitchen has been fitted with matching wall and base units, sink and drainer unit with combination taps and a variety of built in appliances including gas hob, electric oven and dishwasher. The utility room comprises sink and drainer unit, plumbing for washing machine, further wall units and access to the sunny rear garden. To the rear there is an open and airy living/dining room with south facing sliding doors granting access to the garden.

To the first floor there are three bedrooms, two being double in size and one single, with the principle bedroom offering very generous space and fitted wardrobes. The Family bathroom is fitted with white suite comprising panel bath with overhead shower, hand basin and added storage.

The secluded, south facing garden is a real sun trap perfect for entertaining guests with full width patio from the house, leading down to the lawn space. There is a newly built home office which is fully insulated, connected to mains electricity and hard wired WIFI.

Situated in the sought after South/East side of Seaford within a half of a mile of the Downs Leisure Centre, schools, local shops, bus services to Eastbourne/Brighton and picturesque walks over the South Downs National Park. Approximately one and a half miles from Seaford town centre, Railway station and promenade. Enclosed by the South Downs National Park and enjoying one and a half miles of uncommercialised seafront. Seaford offers a wide range of shopping facilities, cafes, restaurants, public houses and leisure activities including leisure centre, tennis, bowls, sailing clubs as well as two golf courses. Railway links to Gatwick airport and London Victoria. Bus services to Eastbourne/Brighton and out lying villages.



- 1455 sqft
- Sought After Location
- Solar Panels with Battery Storage
- Close to Downland Walks
- Views to Seaford Head
- South Facing Garden
- New Cedar Wood Home Office
- Parking and a Garage
- Spacious Living/Dinning Room
- South East Corner



Entrance Porch

Entrance Hall

Living Room 5.97m x 5.28m (19'7" x 17'4")

Kitchen/Breakfast Room 3.76m x 3.45m (12'4" x 11'4")

Utility Room 4.11m x 1.65m (13'6" x 5'5")

Cloakroom

Landing

Bedroom One 4.90m x 3.48m (16'1" x 11'5")

Bedroom Two 3.58m x 3.45m (11'9" x 11'4")

Bedroom Three 3.45m x 2.31m (11'4" x 7'7")

Bathroom

Rear Garden

Garage 5.87m x 3.18m (19'3" x 10'5")

EPC: B

Council Tax Band: E





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Approximate Gross Internal Floor Area = 135.2 sq m / 1455 sq ft

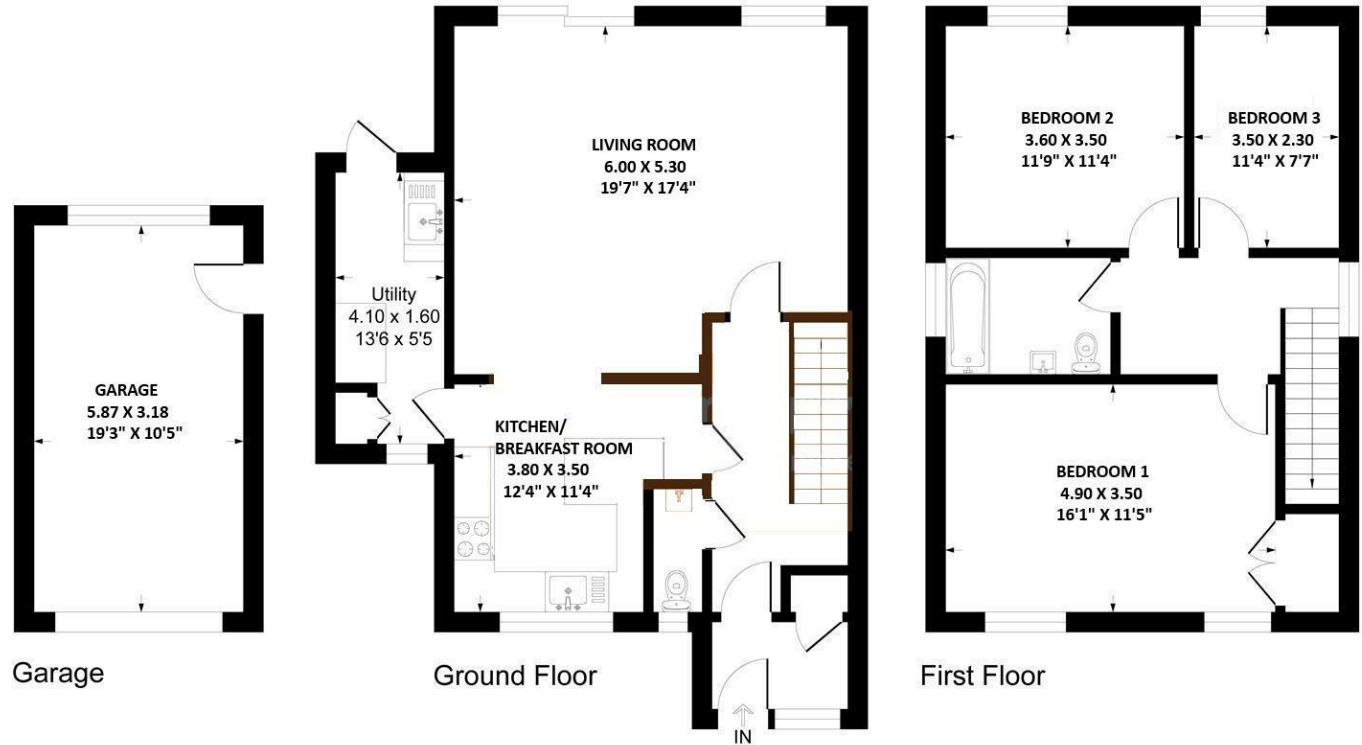


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk  
www.rowlandgorrington.co.uk



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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