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BED

'Sussex' Style House on Individual Plot  
Hawth End 8, Hawth Way, Seaford, BN25 2NG



## localknowledge...

The property is located to the far end of Hawth Way, standing on its own plot and conveniently located close to local shops and regular bus service on Claremont parade, whilst the beach and Esplanade are within a 5 minute walk. Seaford town centre and train station are just 10 minutes walk.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

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Guide Price £775,000

Freehold

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## inbrief...

Substantial detached house in the traditional Sussex style, standing on its own plot with well established gardens to 3 sides. The spacious accommodation comprises 3 reception rooms, study/bedroom 5, kitchen, Utility/wet room, 4 further bedrooms, family bathroom/WC, double and single garages.

<b>Style:</b>	Detached 'Sussex' Style House
<b>Bedrooms:</b>	4/5 Bedrooms
<b>Reception rooms:</b>	3/4 Receptions Rooms
<b>Area:</b>	212.2 SQ M/2284.1 SQ FT
<b>Outside:</b>	Wrap Around South Facing Gardens
<b>Parking:</b>	Double and Single Garage
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	F

## moredetail...

\*\*\*GUIDE PRICE £775,000 - £825,000\*\*\*

This rarely available detached house, in the traditional tile hung 'Sussex' style, sits on its own wrap around south/west facing plot with mature gardens. The property is located at the end of an unmade private road and is approached by wrought iron gates which open onto a wide gravel area providing ample parking and there is the advantage of a single integral garage and additional double garage.

The enclosed front entrance and vestibule lead into the spacious entrance hall with cloakroom/WC and stairs rising to the first floor. The reception rooms offer versatility and are currently arranged as a garden room with access onto the west facing rear garden, sitting room, dining room and study/bedroom 5. The kitchen is fitted with a good range of wall and base cupboards, complemented by ample working surface with inset sink, electric ceramic hob and oven, integrated fridge/freezer, space for dish washer and washing machine.

Adjacent to the kitchen is the wet room which is fully tiled and has the addition of a utility area and connecting doors to the rear garden and integral garage.

On the first floor landing there is loft access and a separate WC. The family bathroom is fitted with a modern contemporary style suite comprising P-shaped bath with shower and glass screen, WC, wash basin in vanity unit, heated towel rail and tiled walls/floor. The dual aspect master bedroom has a range of fitted and recessed wardrobes, and views over the garden with distant sea and headland views. There are three further good sized bedrooms on this floor.

A particular feature of the property are the mature gardens which have a south/west aspect. There is a sunny patio area, ornamental pond and enclosed side courtyard, ideal for al-fresco entertaining! to the bottom of the garden is a wall enclosed vegetable patch and timber shed.

## What the owner says...

"We love the convenient location being so close to local shops and a short walk to the town centre and beach".



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



## Bear in mind...

The property has been well maintained and has recently had replacement double glazed windows and an updated central heating system with 'Aloha' boiler.