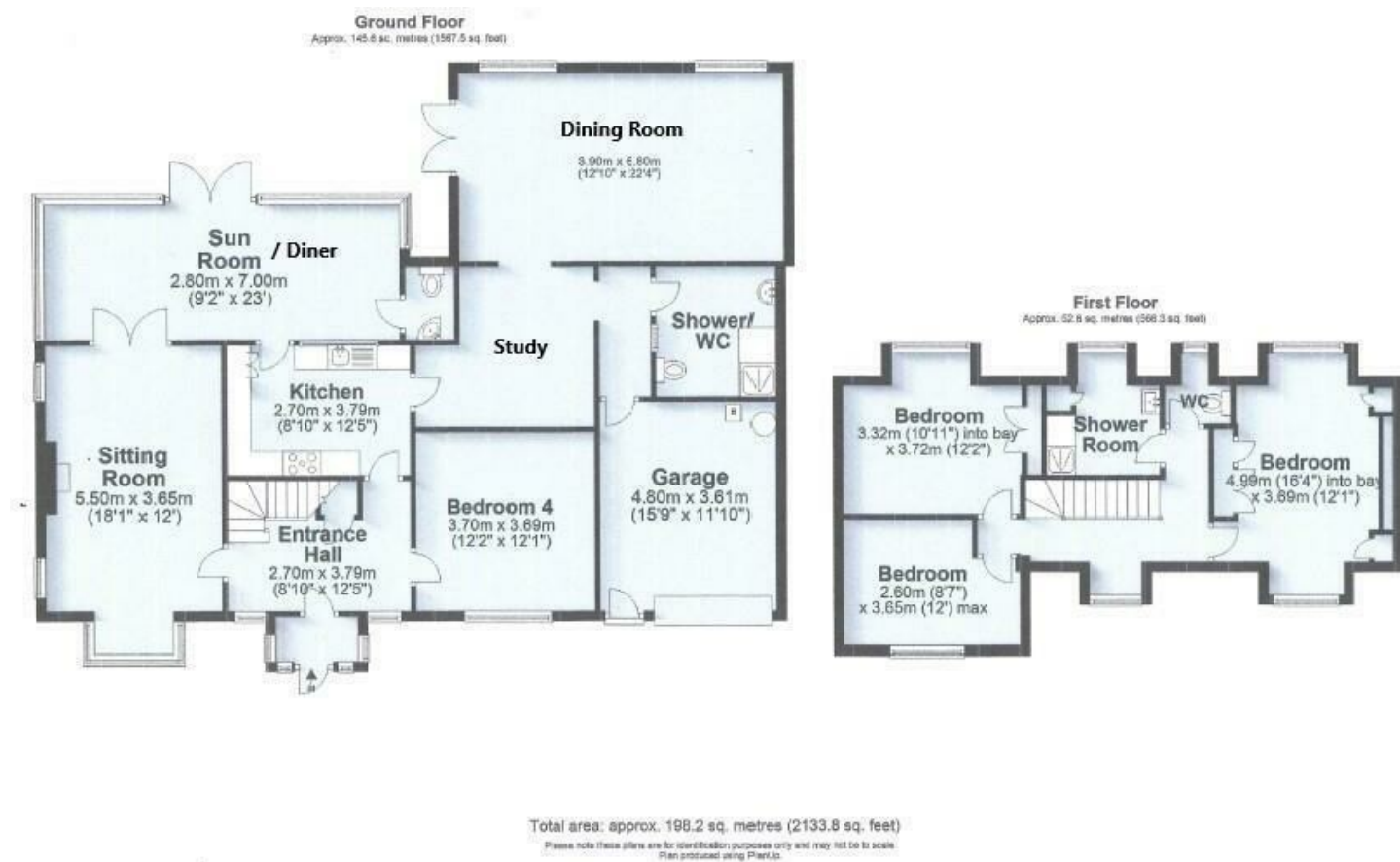




4
BED

Conveniently Located Close to Town
1, Hawth Way, SEAFORD, BN25 2NG



localknowledge...

The property is conveniently located within an easy walk to Seaford town, shops and train station. There is a regular bus service to Brighton/Eastbourne and local shops close by on Claremont Parade and the beach and Esplanade is within a 10 minute walk.

moreinfo...

Phillip Mann Seaford Office

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

To see more details on this & all our homes go to
www.phillipmann.com



we do more...
keeping
customers
happy

No.1 sellers

in Seaford, Newhaven
and Peacehaven

Price £730,000

Freehold

phillipmann
we do more

Seaford 01323 898666 | Newhaven 01273 517517 | Peacehaven 01273 586622 | Lettings 01273 511511

www.phillipmann.com

inbrief...

This extended and exceptionally well presented detached house is built in the traditional 'Sussex' style and has versatile accommodation comprising 4 bedrooms, sitting room, study, family room, kitchen with appliances, conservatory, cloakroom/WC, GF shower room/WC, FF shower room/WC, integral garage, ample parking and westerly aspect garden.

Style:	Detached House
Bedrooms:	4 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	198.2 SQ M/2133.8 SQ FT
Outside:	Westerly Aspect Garden
Parking:	Garage and Ample Parking
Energy rating:	D
Council Tax Band:	E



moredetail...

This exceptionally well presented 'Sussex' style house is conveniently located within easy walking distance of Seaford town, train station and beach. There is versatile accommodation which has been extended on the ground floor. Further benefits include recently updated (2019) wiring, plumbing and heating, solid oak internal doors, double glazed windows and kitchen with appliances.

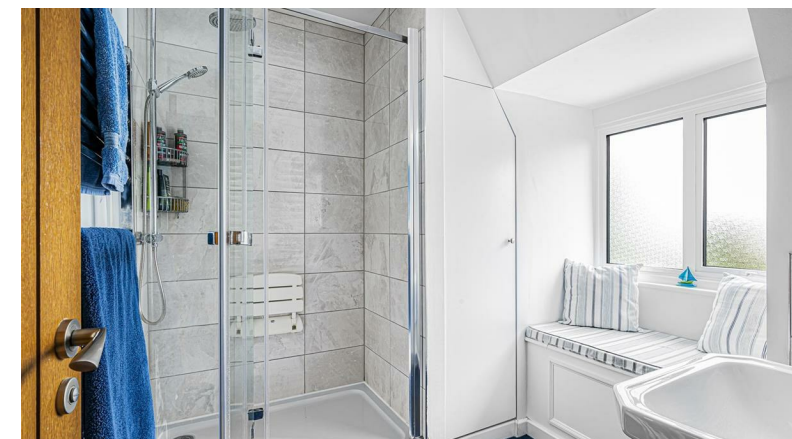
As you approach the property there is a car hardstanding and driveway providing ample off street parking and access to the garage. The entrance porch takes you into the reception hall with solid oak turn staircase and herringbone polished wood flooring that extends to the dual aspect sitting room. There is a feature brick fire surround with gas fire which makes a nice focal point and double doors to a large conservatory which has utility space and cloakroom/WC. The kitchen has a good range of 'Shaker' style cupboards, complemented by solid oak working surface with inset sink unit, gas/electric range cooker, space for dish washer, pull out larder and ample draw space.

Further ground floor accommodation includes a useful study area with connecting archway to the extended family/dining room which has a delightful outlook over the rear garden and double doors out to the patio.

There is a ground floor shower room having modern suite with large glass shower cubicle and WC. An inner hall has an integral door to the garage.

On the first floor landing there is loft access with drop down ladder and additional shower room with glass cubicle, store cupboards, window seat and separate WC.

There are three double bedrooms on the first floor with the master bedroom having a good range of fitted 'Hammonds' furniture. The rear garden has a westerly aspect. There is a large patio area and level lawn with well established flower borders. The side garden has a shed, gated side access and raised planters. The vendor has already secured an onward purchase and viewings on this property come highly recommended.



To book a viewing for this property or for further information please contact the Seaford office on 01323 898666.

