



HAWTH END, 8 HAWTH WAY, SEAFORD, EAST SUSSEX, BN25 2NG

£775,000

Guide price £775,000 to £825,000

A most attractive and imposing detached house, situated within half a mile of Seaford town centre, railway station and Promenade. Seaford Head secondary school, 6th form and Seaford Primary school are approximately one mile distant.

The property offers spacious and versatile family living with the ground floor accommodation comprising reception hall, living room, garden room, dining room, study, kitchen, utility room and cloakroom. On the first floor are four bedrooms and a family bathroom with separate wc.

The generous sized garden surrounds the property with the majority to the front and side with paved patio and further lawned space at the rear. Mature shrub, tree and flower planting. There is also a pond and timber shed.

The property has gated access from a private road to the shingle driveway, which offers ample off road parking. There is also an attached single garage and detached double garage.

An internal inspection is advised to appreciate the wealth of accommodation on offer.

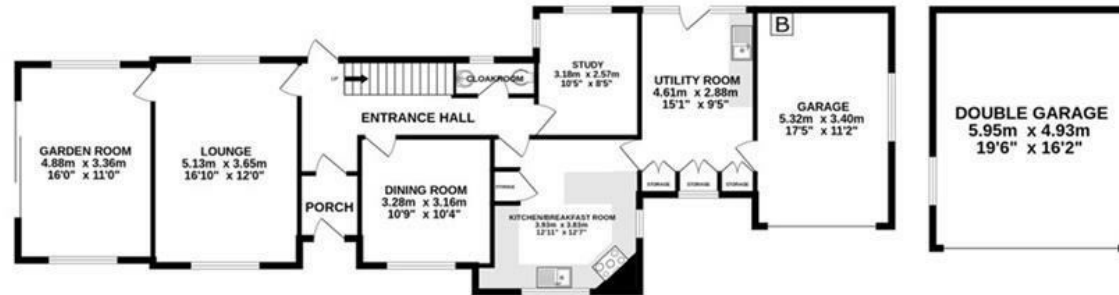
- FOUR BEDROOM DETACHED HOUSE
- DETACHED DOUBLE GARAGE AND ATTACHED SINGLE GARAGE
- KITCHEN
- UTILITY ROOM
- DINING ROOM, STUDY, SITTING ROOM AND GARDEN ROOM
- FAMILY BATHROOM, SEPARATE WC AND CLOAKROOM
- GENEROUS SIZED GARDEN SURROUNDS THE PROPERTY WITH THE MAJORITY TO THE FRONT AND SIDE
- RESTRICTED SEA VIEWS
- VACANT POSSESSION AND NO ONWARD CHAIN
- LOCATED AT THE HEAD OF A PRIVATE ROAD





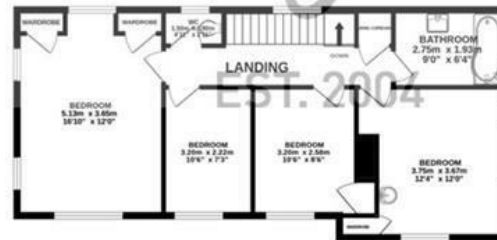


GROUND FLOOR
144.0 sq.m. (1550 sq.ft.) approx.



David Jordan

1ST FLOOR
64.0 sq.m. (689 sq.ft.) approx.



HAWTH END 8 HAWTH WAY SEAFORD

TOTAL FLOOR AREA : 208.0 sq.m. (2239 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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Ground floor

Wooden entrance door to Porch with radiator and door to:

ENTRANCE HALL

Stairs to first floor and door to rear. Radiator. Under stairs storage cupboard.

KITCHEN

Range of wall and base units. Work surface with inset four ring electric hob with cooker hood above and oven below. One and a half bowl sink and drainer. Two double glazed windows to the front. Space for fridge freezer and dishwasher. Part tiled walls.

UTILITY ROOM / WET ROOM

Sink and work top with inset sink and drainer. Space for washing machine below. Tiled floor and part tiled walls. Wall mounted shower. Cupboards housing consumer unit, gas and electric meters.

Double glazed window and door to rear.

DINING ROOM

Wood block flooring. Double glazed window to front. Serving hatch from kitchen. Radiator.

STUDY

Radiator. Two double glazed windows to rear.

CLOAKROOM

Close coupled wc, wash basin and single glazed window to rear.

SITTING ROOM

Dual aspect with double glazed windows overlooking the front and rear garden. Feature fire place.

Two radiators. Opening to:

GARDEN ROOM

Double glazed windows overlooking front and rear garden with double glazed patio doors to side garden. Two radiators.

First floor

LANDING

Double glazed window to rear. Hatch to loft. Linen cupboard housing hot water cylinder and storage above.

BEDROOM ONE

Triple aspect with double glazed windows to front, rear and side with distant sea views. Two built in wardrobes and over bed furniture.

BEDROOM TWO

Double glazed windows to front and side. Built in wardrobe. Radiator. Sink with storage below.

BEDROOM THREE

Double glazed window to front. Built in wardrobe. Sink with storage below. Radiator.

BEDROOM FOUR

Double glazed window to front. Radiator.

BATHROOM

White suite with P-shaped bath having shower above. Wall mounted wash basin with mirror above and storage below. Ladder style heated towel rail. Single glazed window to side. Extractor fan.

SEPARATE WC

Close coupled wc. Single glazed window to rear.

Outside

Shingle driveway for several vehicles leading to:

ATTACHED SINGLE GARAGE

Accessed via side slide garage door and having wall mounted Alpha gas fired boiler. Pitched roof with store space. Personal door to utility room and double glazed window to side.

DETACHED DOUBLE GARAGE

Accessed via electric up and over door.

GARDEN

Mainly laid to lawn with the majority to the front and side and part to the rear. Secluded paved patio. Pond and further lawn beyond. Timber shed. Mature shrub tree and flower planting.



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

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