



54 HAWTH PARK ROAD, SEAFORD, EAST SUSSEX, BN25 2RF

£425,000

A two double bedroom detached bungalow situated in the sought-after Hawth Park area of Seaford, within easy access of Bishopstone railway station and close to local bus routes operating between Eastbourne and Brighton. The bungalow is within a quarter of a mile from Bishopstone railway station and half a mile of the promenade and Seaford Sailing Club.

The accommodation comprises of entrance hall, kitchen, living room, dining room, two double bedrooms, bathroom and conservatory with views over an attractive rear garden and extensive views of the sea.

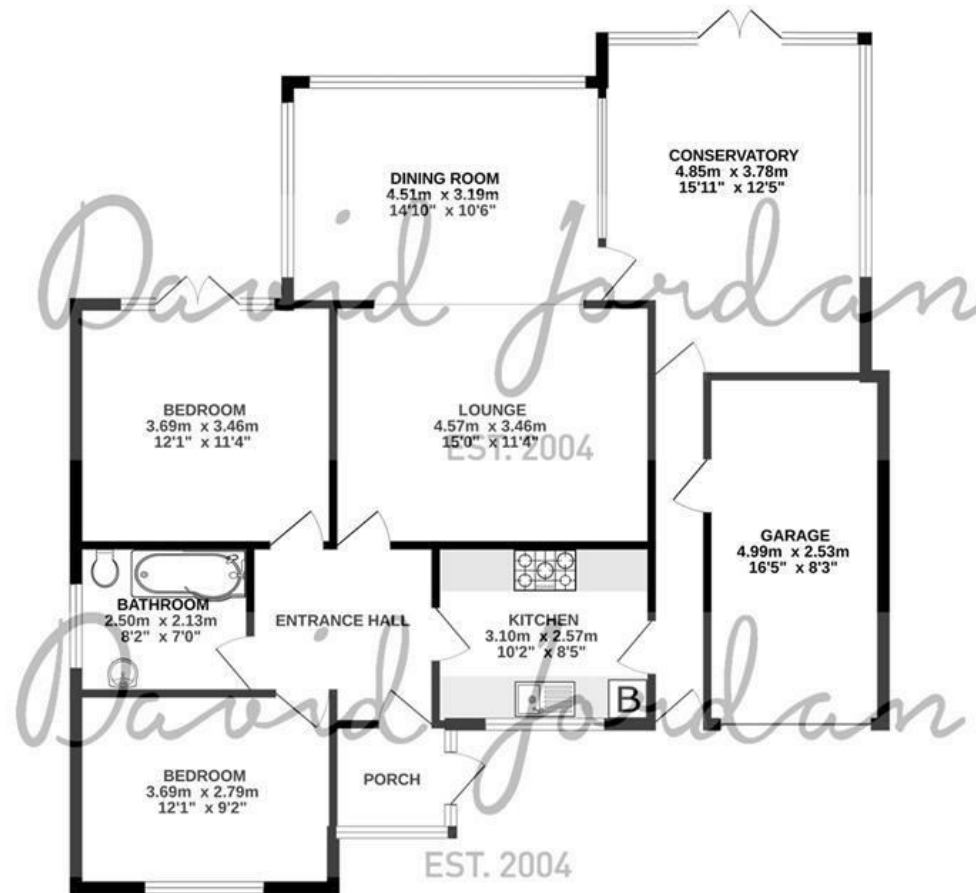
The rear garden is low maintenance, being mainly laid to patio, with a lawn area, summer house and delightful views toward the sea and Seaford Head.

Further benefits include gas central heating, uPVC double glazing, off road parking for several vehicles and a single garage.

- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- VIEWS TOWARD SEAFORD HEAD AND THE SEA
- SITUATED CLOSE TO BISHOPSTONE RAILWAY STATION AND BUS ROUTE OPERATING BETWEEN BRIGHTON AND EASTBOURNE
- LIVING ROOM WITH MULTI-BURNING STOVE
- LARGE CONSERVATORY
- BATHROOM WITH SHOWER
- LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES
- SINGLE GARAGE



GROUND FLOOR
109.7 sq.m. (1180 sq.ft.) approx.



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TOTAL FLOOR AREA: 109.7 sq.m. (1180 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:

Council Tax Band: C

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