



64 Hawth Park Road  
Seaford, BN25 2RQ

Guide price £400,000



## 64 Hawth Park Road

Seaford, BN25 2RQ

Phil Hall Estate Agents welcomes you to view this delightful and well-presented three bedroom detached family home with modern amenities, including a split-level design, perfectly situated in a sought after location.

As you enter the property through the inviting entrance porch, you're welcomed into the spacious entrance hall. Here, a staircase leads down to the lower level which comprises of the main living accommodation. Bedroom one boasts fitted floor-to-ceiling wardrobes, offering ample storage space while maintaining a sleek and tidy experience. Meanwhile, bedroom two offers the added luxury of an ensuite shower room, providing convenience and privacy for its occupants.

This level provides comfortable living spaces, ensuring both functionality and style for everyday living.

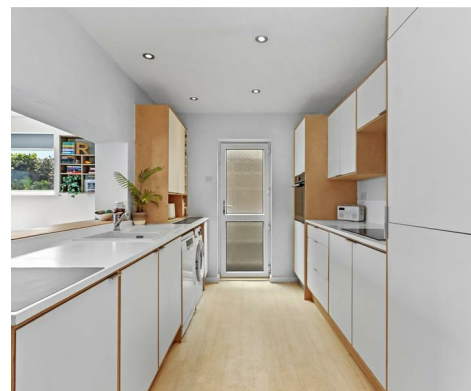
Descending to the lower ground accommodation, you'll discover a thoughtfully designed living space ideal for relaxation and entertaining. The living room offers direct access to the rear garden, seamlessly blending the indoor and outdoor living. Adjacent is a separate kitchen/dining room, perfect for culinary enthusiasts and family gatherings. A side lobby provides convenient access to the front and rear gardens, and offers plenty of additional storage. Additionally, a modern bathroom fitted in a three piece white suite, adds practicality to this level. Lastly, there's the flexibility of a third bedroom or separate dining room, catering to various lifestyle needs with its versatile layout.

This lower ground level embodies contemporary living with its functional design and stylish finishes.

To the front is a driveway providing off road parking, leading to a single garage for either secure parking or additional storage.

The rear garden holds endless possibilities for customisation and enhancement, inviting its new owner to come in and put their own stamp on this outdoor space, creating a personalised haven to enjoy for years to come.

Internal viewing is highly recommended by sole agents





Guide Price £400,000 to £425,000

**LOCATION, LOCATION, LOCATION**

Hawth Park Road, Seaford, enjoys a prime location within the charming seaside town of Seaford, offering residents a desirable blend of coastal living and urban convenience. Situated in a tranquil residential area, the neighbourhood boasts a sense of community while being within easy reach of essential amenities and recreational facilities. Residents can enjoy the nearby scenic beauty of the coast, with stunning beaches and picturesque coastal walks just a short distance away. Additionally, Seaford offers excellent transport links, making it easy to access neighbouring towns and cities for work or leisure. With its idyllic setting and convenient locations, Hawth Park Road, provides the perfect backdrop for modern family living.

Entrance Porch  
6'02 x 4'08 (1.88m x 1.42m)

Entrance Hall

Living Room  
16'08 x 11'10 (5.08m x 3.61m)

Kitchen / Dining Room  
16'10 x 8'01 (5.13m x 2.46m)

Utility Room  
12'07 x 4'02 (3.84m x 1.27m)

Bedroom One  
11'07 x 10'10 (3.53m x 3.30m)

Ensuite Shower Room  
8'01 x 3'10 (2.46m x 1.17m)

Bedroom Two  
12'02 x 10'01 (3.71m x 3.07m)

Bedroom Three  
11'01 x 8'02 (3.38m x 2.49m)

Family Bathroom  
7'08 x 5'05 (2.34m x 1.65m)

Garage  
12'02 x 8'01 (3.71m x 2.46m)

**Gardens**

The low-maintenance front garden welcomes you with its tidy landscaping, creating an inviting entrance to the property.

Stepping into the private rear garden, which is fully enclosed and offers a blank canvas for its new owners to personalise and transform according to their preferences and lifestyle. Spread over three levels, the garden presents a unique opportunity for creativity and customisation.

The first level could be envisioned as a welcoming outdoor entertainment area, perfect for hosting gatherings and enjoying barbecues with friends and family. This space could be adorned with comfortable outdoor furniture, decorative lighting, and potted plants to create a cosy atmosphere.

Moving to the second level, there's potential for a lush green space, ideal for gardening enthusiasts to cultivate their favourite plants, flowers, or even a vegetable patch. With proper landscaping and irrigation, this area could become a vibrant and thriving garden sanctuary.

Finally, the third level could be transformed into a tranquil retreat, perhaps featuring a secluded seating area or a decorative focal point such as a water feature or sculpture. This elevated section of the garden offers the opportunity for relaxation and contemplation, providing a peaceful escape from the hustle and bustle of everyday life.



## Floor Plan



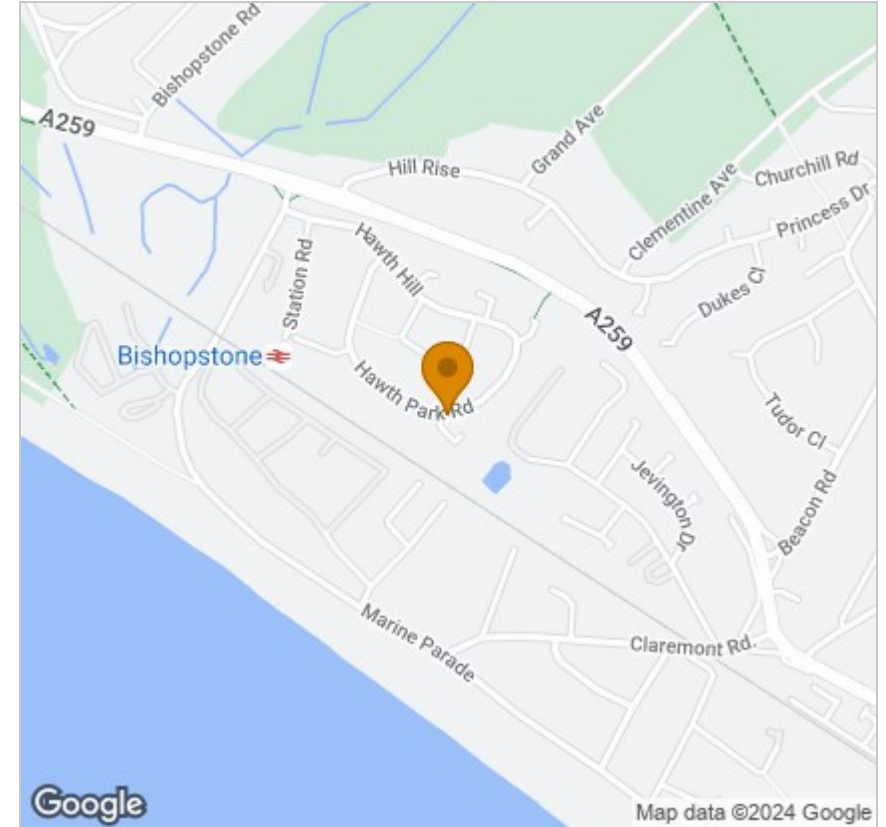
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU  
 Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

## Area Map



## Energy Efficiency Graph

