







3 Bed
House - Detached
located in Hawth Place



6 Hawth Place Seaford **BN25 2RH**









Guide Price £325,000 - £350,000

Guide Price £325,000 - £350,000. Offered with no ongoing chain. Idyllically position in a small cul-de-sac is this detached 3 bedroom split level home. The property requires modernisation and would be the perfect project for someone looking to put their own mark on their next home. The accommodation on offer is versatile, with a spacious full width Living room and separate dining area. Further benefits are a lean-to Utility off the Kitchen, Garage and Garden Room. Hawth Place is a short walk from Bishopstone mainline train station and local bus services, which include the Brighton/Eastbourne bus routes. A wide range of shops, restaurants and amenities can be found in Seaford. The A26/A27 are within easy reach providing access to Brighton, Lewes, Gatwick Airport and the national motorway network. An internal viewing is recommended to visualise the potential the property has to offer. EPC Rating D and Council Tax Band D.

Entrance Porch

UPVC front door with glazed inserts. Obscure window to the side. Door to Entrance Hall.

Entrance Hall

Radiator. Coved ceiling and stairs down to living area. Loft access hatch. Doors to:

Bedroom One

Window to the front. Radiator and ceiling coving. Built-in wardrobe.

Bedroom Two

Window to the front and side. Radiator and coved ceiling.

Bedroom Three

Window to the side. Radiator and coved ceiling.

Kitchen

Window to the side. A fitted kitchen with a range of matching wall and base units. Worktops with inset one and a half bowl sink and drainer unit with mixer tap. Space for freestanding cooker. Small breakfast bar with radiator under. Door to utility with space for various appliances. Door to rear with steps down to the garden and door to the front. Worktop with inset single bowl stainless steel sink and drainer unit.

Dining Area

Two double doors to Living room. Radiator and cupboard housing hot water cylinder tank.

Separate W.C.

Window to the side. Comprising low level W.C.

Family Bathroom

Window to the side. Four piece suite to comprise panel enclosed bath with mixer tap and shower attachment. Low Level W.C., Pedestal wash hand basin and separate shower cubicle with electric shower unit. Radiator.

Living Room

Two sets of windows and patio doors looking out and leading onto the paved terrace. Two radiators.

Outside

Garage

Up and over door.

The front garden is mainly laid to lawn with concrete driving approach to the garage, offering off road parking. Pathway to front door and further access down the side to the Utility, where you can access the Kitchen and rear garden. The rear garden is mainly laid to lawn with established bushes, shrubs and trees. Under the raised terrace is a garden room, with power and light and also houses the boiler.













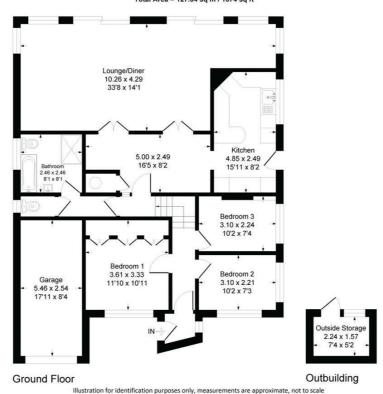


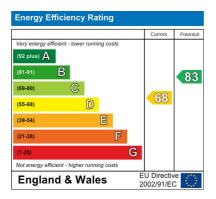
6 Hawth Place, Seaford, BN25 2RH



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Approximate Gross Internal Floor Área = 124.12 sq m / 1336 sq ft
Outbuilding Area = 3.52 sq m / 38 sq ft
Total Area = 127.64 sq m / 1374 sq ft





Version 1

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