



6a Hawth Crescent, Seaford, BN25 2RR

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£450,000

A deceptively large bungalow, well presented through-out with light and spacious accommodation.

Entering the property through a large porch, the hallway has a wood block flooring that continues through to the living/dining room. The 28' living/dining room itself stretches across the rear of the property with views onto the garden and has a chimney/fireplace with gas fire in situ. The kitchen sits to the side, with access to the hall, the garden and into the dining area. All 3 bedrooms have built in wardrobes, whilst bedroom 3 also benefits from views towards the sea.

Outside: the rear garden envelopes 2 sides, a patio adjoining the property to the southerly elevation, whilst the majority of the garden is laid to lawn. To the side is rear access into the garage, which has power, and there is also a tool/work shed with power. To the front is a drive for several vehicles, whilst giving access to the property as well.

Hawth Crescent is located close to Bishopstone Railway station, with its links to London as well as Brighton. There is also a Brighton to Eastbourne bus service nearby. Seaford seafront promenade, beach and countryside walks (South Downs National Park) are within less than half a mile. Seaford town centre with its comprehensive range of shops, supermarkets, cafes, restaurants and library lies within 1.5 miles.



- Detached Bungalow
- Deceptively Spacious
- South/West Facing Garden
- Garage
- 3 Bedrooms
- 28' Living/Dining Room
- Driveway
- New Boiler (2022)



Entrance Porch

Entrance Hall

Kitchen 2.74m x 3.56m (9" x 11'8")

Living/Dining Room 3.96m x 8.74m (13" x 28'8")

Bedroom One 3.76m x 3.56m (12'4" x 11'8")

Bedroom Two 3.30m x 3.66m (10'10" x 12")

Bedroom Three 2.67m x 3.66m (8'9" x 12")

Bathroom

Garage

Rear Garden

EPC: C

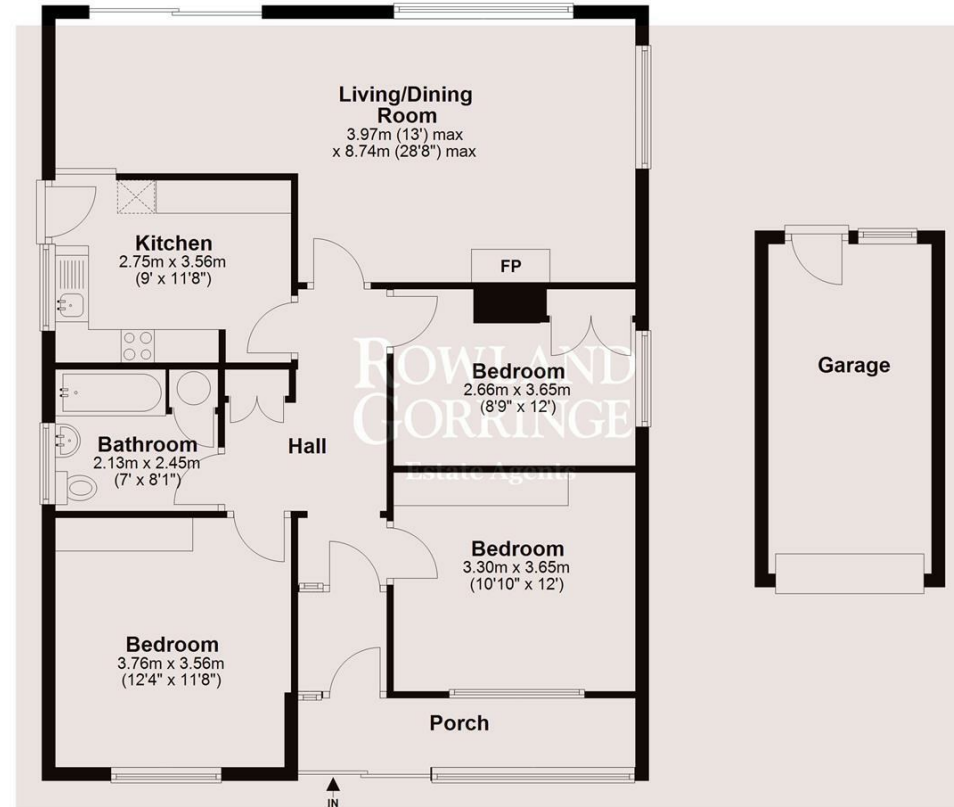
Council Tax Band: D





Ground Floor

Main area: approx. 98.6 sq. metres (1060.9 sq. feet)
 Plus garages, approx. 12.2 sq. metres (131.7 sq. feet)



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This floor plan is for illustrative purposes only. All measurements are approximate.

Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

