



6 Hillside Avenue, Seaford, East Sussex, BN25 3JT

ROWLAND  
GORRINGE

6 Hillside Avenue  
Seaford

East Sussex  
BN25 3JT

£425,000

An attractive 3 double bedroom detached bungalow, near to South Downs countryside walks.

Deceptively spacious this well presented bungalow has an impressive 26' brick based conservatory that spans across the rear of the property and also serves as a dining room, with views onto the garden. The living room lies to the front of the property and has a working fireplace. The sunny kitchen has a dual aspect with door leading into the conservatory.

Outside a raised deck adjoins the conservatory with shallow steps leading down to the private, westerly rear garden. Predominantly laid to lawn with raised vegetable bed, mature apple tree, secure side access to the front and secure rear access onto the properties 2nd driveway ( which is suitable for multiple vehicles ) - access via Winchelsea Close. Whilst to the front is an established hedge, lawn, block brick drive for one vehicle and a block brick pathway leading to the property.

Hillside Avenue is close to local shops, post office, park and primary school with good bus links to Seaford town centre, Eastbourne and Brighton. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants and public houses. There are railway links to Gatwick airport and London Victoria. Seaford itself is enclosed by the South Downs National Park and enjoys one and a half miles of uncommercialised seafront.



- Detached Bungalow
- 26' Conservatory
- Well Presented Throughout
- Close to local Shops
- Close to Local Primary School
- 3 Double Bedrooms
- Westerly Rear Garden
- 2 Driveways
- Close to Bus Stop
- Close to South Downs



Entrance Porch

Hall

Living Room 4.72m x 3.63m (15'6" x 11'11")

Kitchen 3.05m x 3.00m (10" x 9'10")

Conservatory/Dining Room  
8.18m x 3.00m (26'10" x 9'10")

Bedroom 1 3.58m x 3.56m (11'9" x 11'8")

Bedroom 2 3.56m x 3.07m (11'8" x 10'1")

Bedroom 3 3.91m x 2.69m (12'10" x 8'10")

Shower Room

Separate WC

Front Garden

Rear Garden

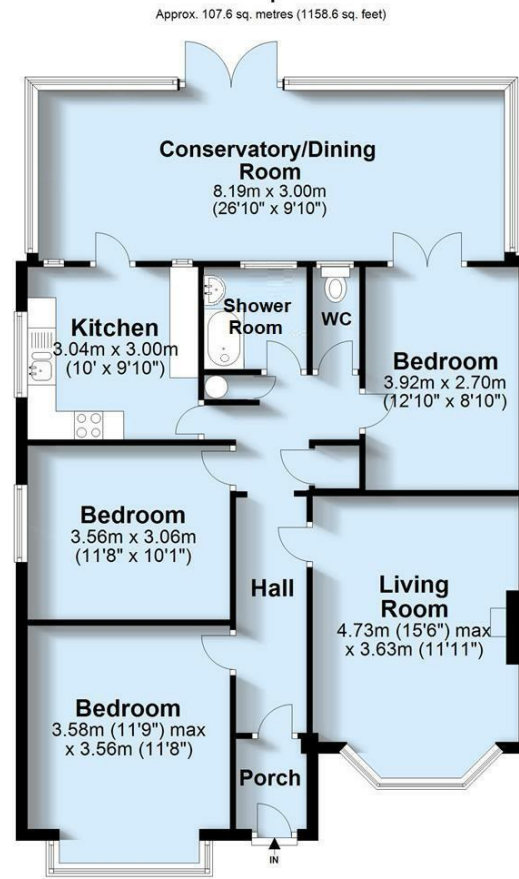
Block Brick Drive

Rear Driveway

Council Tax Band: D

EPC: D





Total area: approx. 107.6 sq. metres (1158.6 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

## Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk

www.rowlandgorrington.co.uk



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.

**ROWLAND  
GORRINGTON**