



8 Hastings Avenue, Seaford, BN25 3LD

ROWLAND
GORRINGE

8 Hastings Avenue Seaford BN25 3LD

£300,000

A semi detached bungalow with scope to improve and extend, further benefits include an attractive rear garden, ample off road parking and garage.

This light and bright bungalow is in need of modernisation throughout, with spacious accommodation comprising; Entrance hall, two bedrooms and a family bathroom. The kitchen overlooks and has access to the conservatory and further onto rear garden. The lounge is to the front aspect. Outside to the front there is ample off road parking leading to the garage, level path with a low maintenance garden. The secluded and attractive rear garden is a good size being mainly laid to lawn with remainder patio seating area.

Hastings Avenue is located within the Chyngton area of Seaford with the South Downs National Park, a local parade of shops and a park, with children's play area can all be located within less than three quarters of a mile. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants and public houses, as well as over one and a half miles of uncommercialised seafront. The property is in close proximity to main and local bus routes and there are rail links to Gatwick Airport and London Victoria from Seaford railway station.



- 791 Sq Ft in Total
- Attractive Rear Garden
- Close to Shops
- Close to Bus Routes
- Scope to Improve
- Garage
- Close to Walks
- No Ongoing Chain



Entrance Hall

Lounge 3.91m x 3.02m (12'10" x 9'11")

Kitchen 2.64m x 2.21m (8'8" x 7'3")

Conservatory 5.36m x 1.91m (17'7" x 6'3")

Bedroom One 3.28m x 3.15m (10'9" x 10'4")

Bedroom Two 3.66m x 2.74m (12" x 9")

Bathroom

Off Road Parking

Rear Garden

Garage 5.36m x 2.51m (17'7" x 8'3")

EPC: D

Council Tax Band: C





8 Hastings Av, BN25 3LD
 Approximate Gross Internal Floor Area = 60.03 sq m / 646 sq ft
 Garage Area = 13.47 sq m / 145 sq ft
 Total Area = 73.51 sq m / 791 sq ft

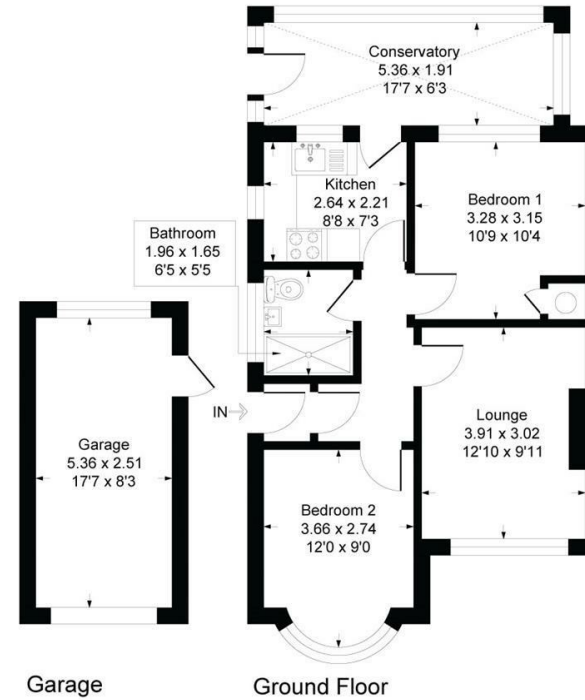


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
 www.rowlandgorringe.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.

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