



30 Blue Haze Avenue, Seaford, BN25 3QN

ROWLAND
GORRINGE

30 Blue Haze Avenue
Seaford
BN25 3QN

£425,000

A superbly presented end of terrace chalet bungalow with 3 double bedrooms, refurbished throughout.

This stunning chalet has a living room with floor to ceiling bay windows and has been opened to bedroom 3/dining room, now a L-shaped reception room (but could be easily separated once again). Kitchen has been extended and is now a modern kitchen/breakfast room overlooking the low maintenance courtyard garden. The main bedroom is light and spacious with a bank of fitted wardrobes to one wall. A well-appointed bathroom completes the ground floor. An attractive wood and glass returning staircase leads upstairs to a generous landing (with eaves storage access), potentially a reading or home office area. The second double bedroom is located at the rear with velux window, ensuite shower/wc and a eaves storage access.

Outside the rear garden/courtyard is westerly, low maintenance, private, with rear access into the garage and a secure side gate to the front. The front garden has parking for 3 vehicles, as well as a well maintained garden with lawns and established decorative shrubs/plants. The single garage has power, lighting and an electric up/over door.

Blue Haze can be found just off the St Peters park development in Seaford, whilst also being situated just off the Alfriston Road which benefits from a parade of local shops and bus services. Seaford town centre with its wide range of shopping facilities, railway station and seafront promenade lies within approximately one and a half miles.



- Chalet Bungalow
- Immaculately Presented
- Ensuite Shower Room & Bathroom
- Private Westerly Courtyard Garden
- Extended
- 3 Double Bedrooms
- Refurbished Through-Out
- Triple Glazed Windows
- Garage with Power
- Approximately 1151sq. ft.



Hall	
Kitchen/Breakfast Room	5.31m x 3.76m (17'5" x 12'4")
L-Shaped Living/Dining Room	7.57m x 4.60m max (24'10" x 15'1" max)
Bedroom	4.29m x 3.66m (14'0" x 12'0")
Bathroom/WC	
Landing	4.52m x 4.11m max (14'9" x 13'5" max)
Bedroom	4.11m x 2.92m (13'5" x 9'6")
- Ensuite Shower/WC	
Garage	5.33m x 2.64m (17'5" x 8'7")
Courtyard Garden	
Front Garden	
Council Tax Band: D	
EPC: C	





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Approximate Gross Internal Floor Area = 106.95 sq m / 1151 sq ft

Garage Area = 14.09 sq m / 152 sq ft

Total Area = 121.04 sq m / 1303 sq ft

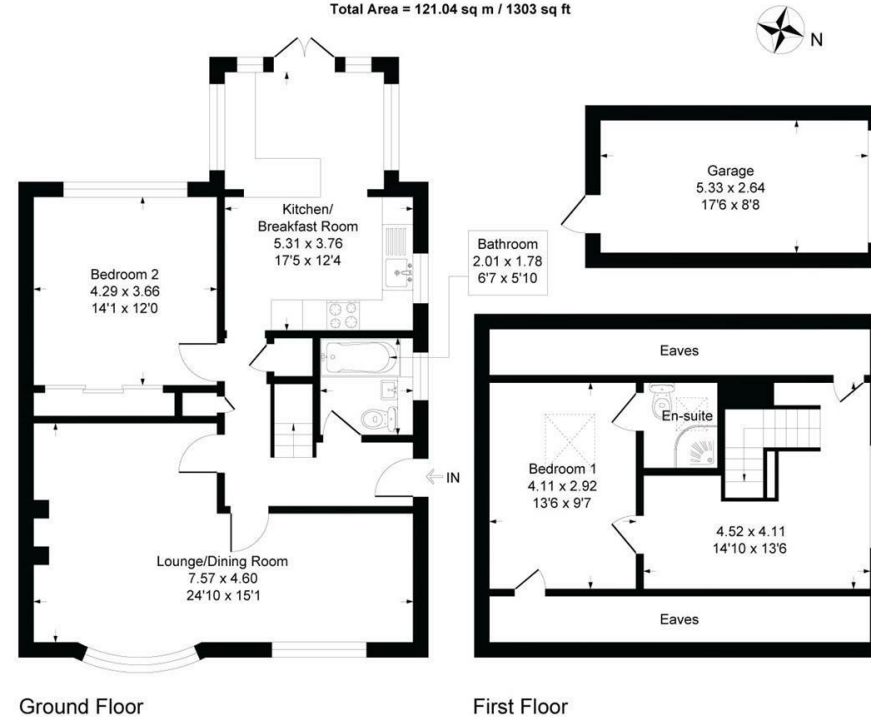


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

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