



20 Hazeldene, Seaford, BN25 4NQ

ROWLAND
GORRINGE

20 Hazeldene, Seaford, BN25 4NQ

£800,000

A stunningly presented 4 bedroom house in a highly desirable Cul de Sac. Much improved by the current owners, most significant being, the knocked through kitchen/dining room. With modern kitchen and views over the garden. There are 3 further receptions including: a 21' through living room; garden room (originally a conservatory but now has a solid roof and insulated); and a study/office to the front. A utility room with access to the garden and a cloakroom/wc complete the ground floor. To the first floor, you will find all four bedrooms and the family bathroom. The main bedroom has views to Seaford Head, fitted wardrobes and an ensuite shower/wc. Bedroom 2 also shares the views to Seaford Head.

Outside: the rear garden is predominantly laid to lawn with a block path/patio adjoining the property and sweeping around. Various established decorative and raised borders are to the

edges as well as around the patio area. There is also secure side access to the front and rear access to the double garage. The front has a double block brick drive and lawn to the side with mature cherry blossom tree.

Built circa 1985, Hazeldene is a very popular cul de sac, close proximity to Seaford Head and less a mile to the town centre or sea front. Surrounded by the South Downs National Park, Seaford has over two miles of uncommercialised promenade and beach, a wide range of shopping facilities and a varied choice of restaurants, cafés, bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational facilities. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy marina and fishing fleet.









Entrance Hall

Cloakroom

Kitchen/Dining Area

27'5" x 12'4" (8.36m x 3.76m)

Living Area

21'3" x 11'7" (6.48m x 3.53m)

Utility Area

7'4" x 6'8" (2.24m x 2.03m)

Study

8'4" x 7'11" (2.54m x 2.41m)

Garden Room

10'6" x 8'6" (3.20m x 2.59m)

Landing

Bedroom One

14'1" x 11'11" (4.29m x 3.63m)

- En-Suite

Bedroom Two

11'5" x 10'3" (3.48m x 3.12m)

Bedroom Three

10'11" x 8'62" (3.33m x 2.44m)

Bedroom Four

11'10" x 6'10" (3.61m x 2.08m)

Bathroom

Rear Garden

Front Garden

Double Garage

16'9" x 16'8" (5.11m x 5.08m)

Drive/Hardstanding

EPC: C

Council Tax Band: F





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Approximate Gross Internal Floor Area = 168.2 sq m / 1811 sq ft

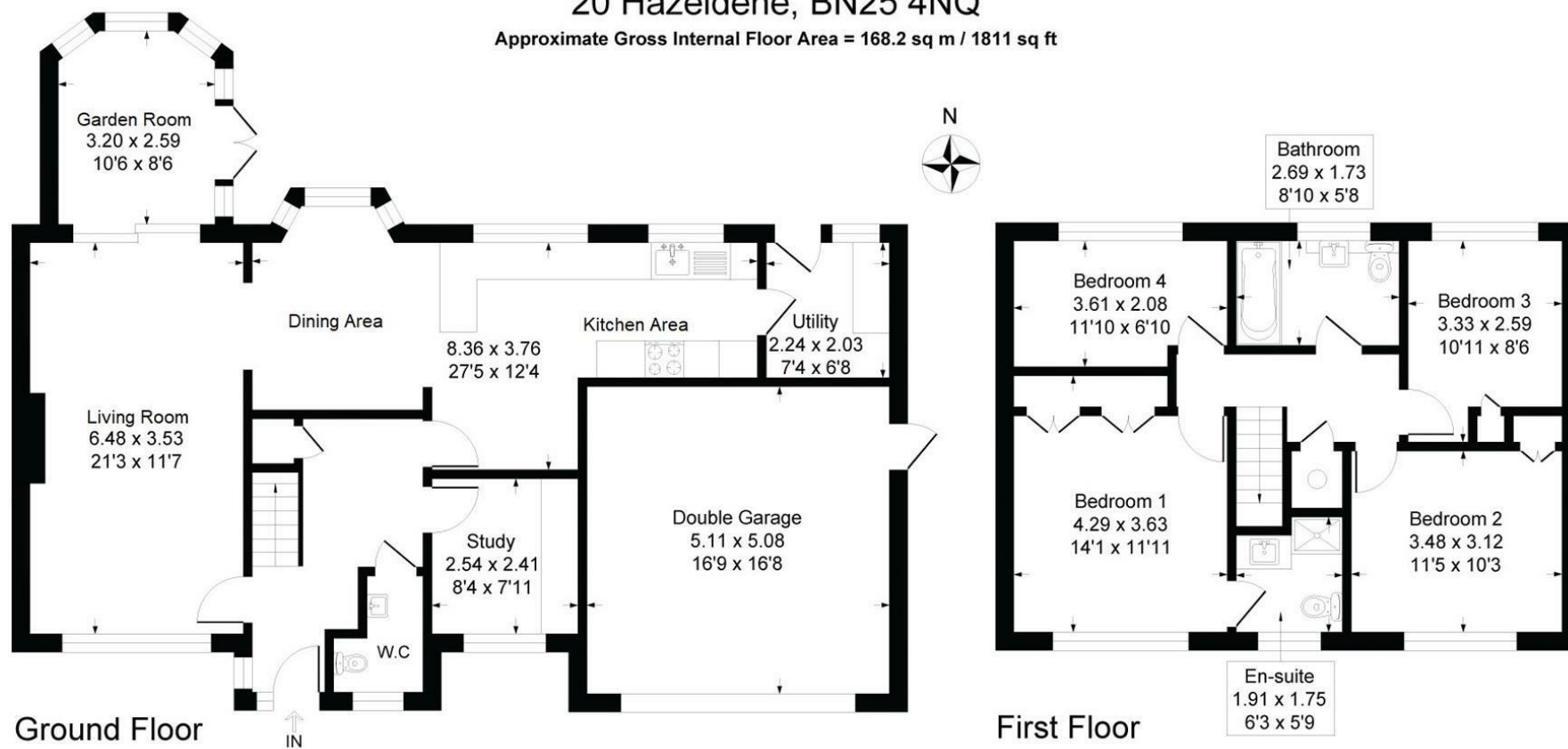


Illustration for identification purposes only, measurements are approximate, not to scale

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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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