



57 Hurdis Road, Seaford, BN25 2ST

ROWLAND
GORRINGE

57 Hurdis Road
Seaford
BN25 2ST

£385,000

The properties entrance hall leads you into the 21' dual aspect living/dining room with seaviews to the side and aspect to the front. A door leads to the modern kitchen with white units, solid wood worktop, breakfast bar and window/door to the side. An inner hall leads to both double bedrooms and the generous sized modern shower room/wc. The properties conservatory leads off bedroom 2, has a radiator, lovely views over the garden and towards the sea.

Outside; the south-easterly garden is private, predominately laid to lawn with established flower/shrub borders. There is also a patio adjoining the property, a potting shed and secure side access to the front. Mostly laid to lawn, the front garden has a block brick drive and pathway leading to the property as well as the garage, which has power.

Situated in the sought after Bishopstone area, Hurdis Road lies within two miles of Seaford Town Centre and half a mile from Bishopstone railway station and the beach. A local bus route gives ease of access to the town centre. Seaford has a railway station with services to London Victoria via Lewes, comprehensive shopping and medical facilities, two golf clubs and downland walks. There is a long uncommercialised seafront esplanade and beach, with sailing club.



- Approximately 871sq ft.
- Detached Bungalow
- Sea Views
- South Easterly Rear Garden
- No Onward Chain
- Well Presented
- 2 Double Bedrooms
- Conservatory
- Garage



Entrance Hall	
Living/Dining Room	6.60m x 3.91m (21'7" x 12'9")
Kitchen	3.91m x 2.67m (12'9" x 8'9")
Inner Hall	
Bedroom 1	3.43m x 3.43m (11'3" x 11'3")
Bedroom 2	3.43m x 3.05m (11'3" x 10'0")
Shower Room/WC	2.67m x 2.44m (8'9" x 8'0")
Front Garden	
Rear Garden	
Garage	493m x 2.39m (1617'5" x 7'10")

Council Tax Band: D

EPC: C



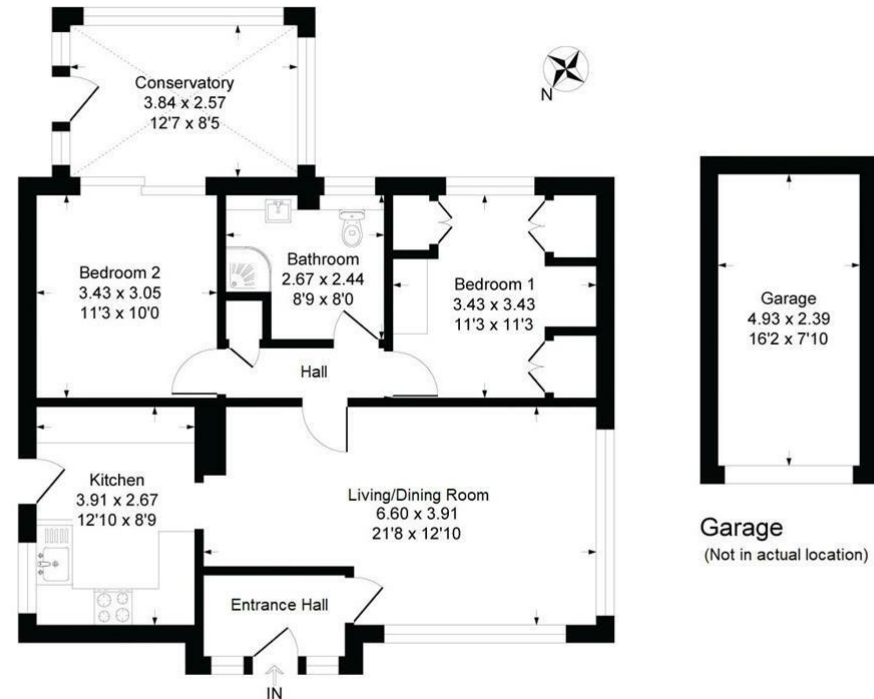


57 Hurdis Rd, BN25 2ST

Approximate Gross Internal Floor Area = 80.92 sq m / 871 sq ft

Garage Area = 11.76 sq m / 127 sq ft

Total Area = 92.68 sq m / 998 sq ft



Ground Floor

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.

**ROWLAND
GORRINGTON**