



37 Hawth Park Road, Seaford, BN25 2RF

ROWLAND
GORRINGE

37 Hawth Park Road
Seaford
BN25 2RF

Guide Price
£425,000-£450,000

A well presented and extended link detached bungalow in a sought after location with no ongoing chain.

The property has been extended across the rear to provide a fantastic open plan family room with doors that lead out onto the rear garden. The kitchen has matching wall and base cupboards, space and plumbing for appliances and work top offering breakfast bar seating. the living room can be accessed via the family room or inner hall. Three bedrooms and a modern family bathroom with bath and separate shower complete the internal accommodation.

The accommodation has undergone recent modernisation and comprises porch, lounge/diner, kitchen, bathroom, three double bedrooms and a playroom/reception room.

Outside there is ample off road parking leading to a garage. The rear garden is mainly laid to lawn with the addition of a decking area and a summerhouse.

Hawth Park Road is located close to Bishopstone railway station, with links to London as well as Brighton, and bus services. Seaford seafront promenade, beach and countryside walks (South Downs National Park) are within less than half a mile. Seaford town centre with its comprehensive range of shops, supermarkets, cafes, restaurants and library lies within 1.5 miles.



- ** Guide Price - £425,000-£450,000 • 1160 Square Feet
- Extended Bungalow
- Open Plan Family Room
- Off Road Parking
- No Onward Chain
- Well Presented
- Garage
- Close to Train Station



Entrance Porch

Entrance Hall

Kitchen 3.58m x 2.31m (11'9" x 7'7")

Open Planned Family Room
6.78m x 3.96m (22'3" x 13")

Living Room 3.78m x 3.12m (12'5" x 10'3")

Bedroom One 4.29m x 3.12m (14'1" x 10'3")

Bedroom Two 3.58m x 2.46m (11'9" x 8'1")

Bedroom Three 2.57m x 2.54m (8'5" x 8'4")

Bathroom

Covered Walkway

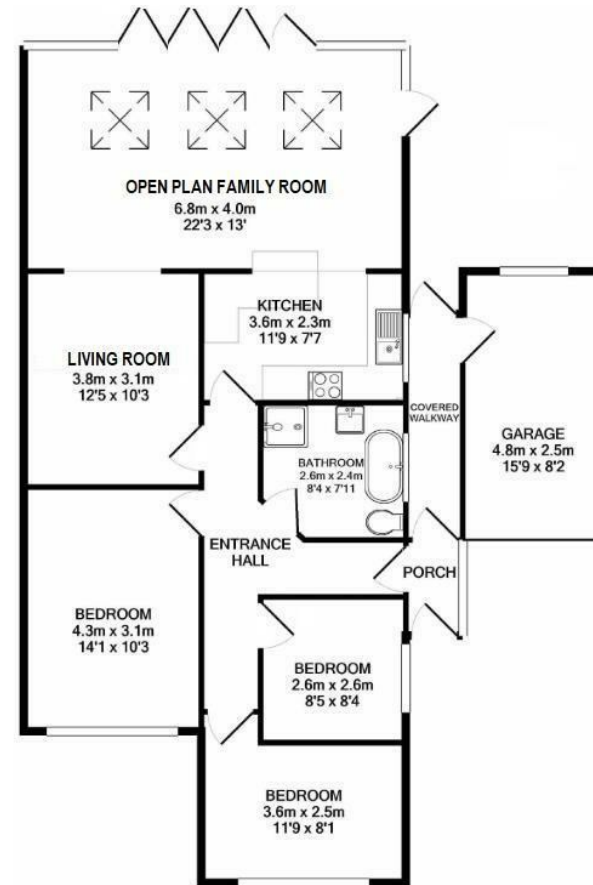
Garage 4.80m x 2.49m (15'9" x 8'2")

Rear Garden

EPC: D

Council Tax Band: D





37 HAWTH PARK ROAD BISHOPSTONE SEAFORD
TOTAL APPROX. FLOOR AREA 107.8 SQ.M. (1160 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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