



84 Hawth Park Road, Seaford, East Sussex, BN25 2RQ

ROWLAND  
GORRINGE



84 Hawth Park Road  
Seaford

East Sussex  
BN25 2RQ

£425,000

An extended detached 3/4 bedroom split level bungalow with spacious and secluded southerly rear garden.

A versatile, light and deceptively spacious split level house. The property has been extended to the rear to provide fantastic entertaining and living areas to include the living room which boasts a dual aspect with patio doors leading to the rear terrace. Steps from the living area lead down to the dining area/ bedroom four again with dual aspect including patio doors onto the rear. A further shower room can be found off this room. The kitchen has matching wall and base cupboards, some built in appliances and door leading to the side porch/ utility area. A family bathroom and bedroom three can also be found on this level. Two further double bedrooms and the welcoming entrance porch complete the internal accommodation.

Outside to the front there is off road parking leading to the garage, path to front door along with access to both sides. The secluded and southerly rear garden is a great size being mainly laid to lawn with multiple patio seating areas adjoining the property.

Hawth Park Road is located close to Bishopstone railway station and bus services. Seaford seafront promenade, beach and countryside walks 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



- 1390 Square Feet
- Spacious South Facing Garden
- Family Bathroom & Further Shower Room
- Versatile Accommodation
- Close to Train Station
- Detached Split Level
- Two Reception Rooms
- Garage
- Sought After Location
- Views





Entrance Porch

Entrance Hall

Kitchen 5.13m x 2.49m (16'10" x 8'2")

Living Room 5.51m x 3.63m (18'1" x 11'11")

Dining Room/Bedroom Four  
4.34m x 3.76m (14'3" x 12'4")

En-Suite 2.57m x 1.02m (8'5" x 3'4")

Bedroom One 4.52m x 3.10m (14'10" x 10'2")

Bedroom Two 3.58m x 3.30m (11'9" x 10'10")

Bedroom Three 3.43m x 2.46m (11'3" x 8'1")

Bathroom

Side Porch 3.45m x 1.83m (11'4" x 6")

Garage 5.16m x 2.49m (16'11" x 8'2")

Rear Garden

EPC: D

Council Tax Band: D





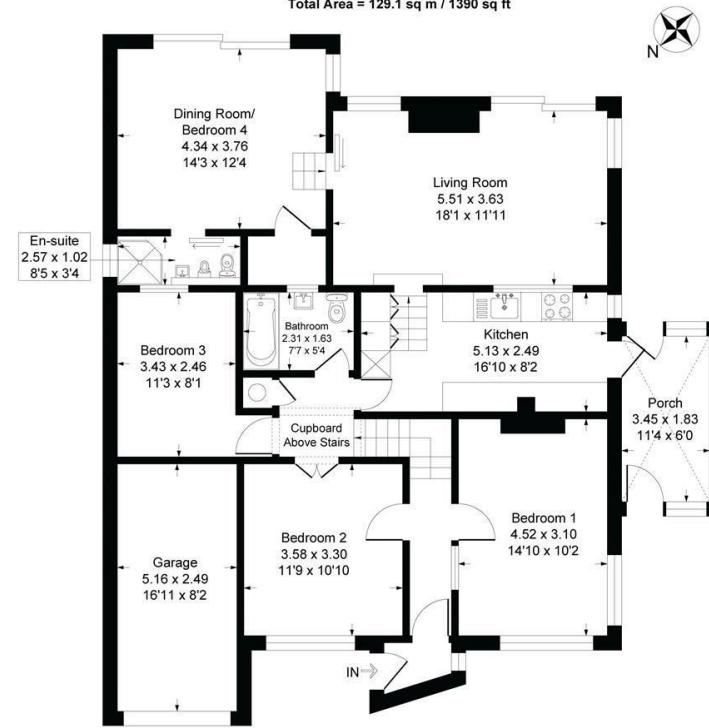


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Approximate Gross Internal Floor Area = 116.3 sq m / 1252 sq ft

Garage Area = 12.8 sq m / 138 sq ft

Total Area = 129.1 sq m / 1390 sq ft



Ground Floor

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

## Rowland Gorrington Estate Agents

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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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