



27 Hazeldene, Seaford, BN25 4NQ

ROWLAND
GORRINGE

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£650,000

A four bedroom three reception room detached bungalow located in a very desirable Cul de Sac within the South East quarter of Seaford. No onward chain.

A well maintained, light and spacious bungalow with views to Seaford Head. The spacious internal accommodation comprises; entrance hall, living room with conservatory which leads onto the rear garden. Refitted kitchen with matching wall and base cupboards, work surfaces, some integrated appliances, window to the rear and further access to the utility area and garage. The four bedrooms are located to west wing of the property with master suite boasting a en-suite shower room. The dining room, family bathroom and further wc complete the internal accommodation.

The front is low maintenance being block paved with ample off road parking, whilst the attractive rear garden is mainly laid to lawn, shrub borders, patio seating area, summer house and side access.

Hazeldene is located within the highly sought after South East/

Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford 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 yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.

An internal inspection is essential to fully appreciate this spacious detached bungalow.









Entrance Hall**Living Room**

22'6" x 11'2" (6.86m x 3.40m)

Conservatory

11'2" x 9'10" (3.40m x 3.00m)

Dining Room

11'3" x 9'4" (3.43m x 2.84m)

Kitchen

12'9" x 11" (3.89m x 3.35m)

Utility

10'6" x 6" (3.20m x 1.83m)

Bedroom One

14'11" x 8'5" (4.55m x 2.57m)

En-Suite**Bedroom Two**

16'7" x 7'8" (5.05m x 2.34m)

Bedroom Three

12'1" x 8'6" (3.68m x 2.59m)

Bedroom Four

8'6" x 7'8" (2.59m x 2.34m)

Family Bathroom**Cloakroom****Double Garage**

17'5" x 16'1" (5.31m x 4.90m)

Front Garden**Rear Garden**

EPC: D

Council Tax Band: F





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Approximate Gross Internal Floor Area = 139.81 sq m / 1505 sq ft

Garage Area = 26.02 sq m / 280 sq ft

Total Area = 165.83 sq m / 1785 sq ft

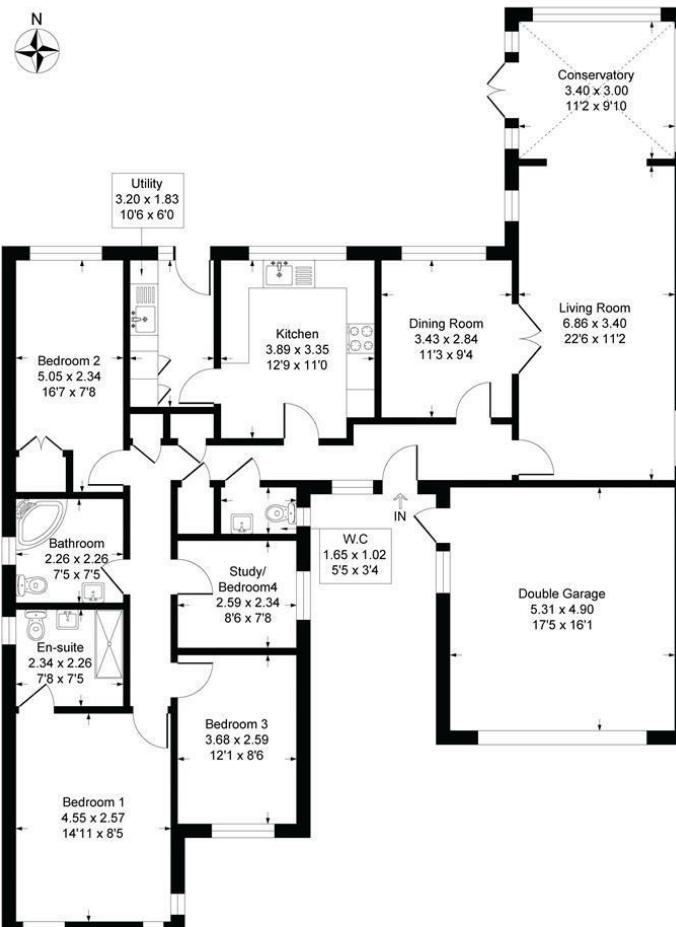


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorringe 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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