



14 Hurdis Road, Seaford, BN25 2SN

ROWLAND
GORRINGE

**14 Hurdis Road,
Seaford, BN25 2SN**

£435,000

The key feature to this semi-detached bungalow is the panoramic sea and harbour views, enhanced by a slightly elevated position – also giving the property a high degree of privacy. The bungalow itself is well presented throughout and is offered to the market with no onward chain.

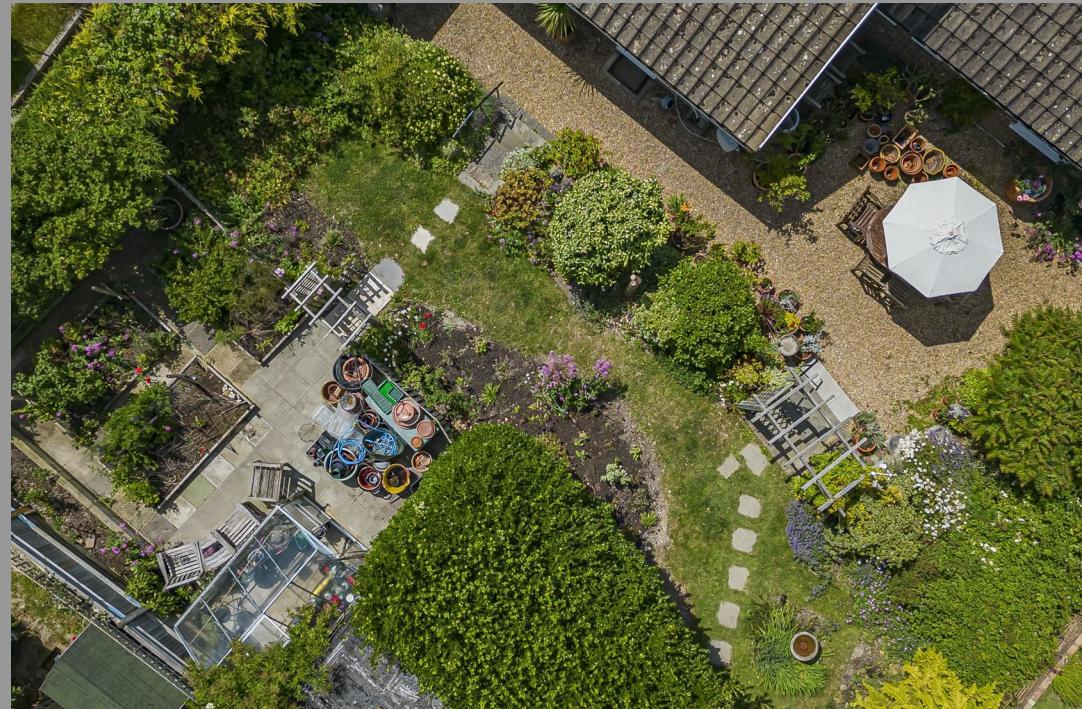
The bungalow has a triple aspect living/dining room affording plenty of light to the room with windows taking full advantage of the views towards the sea. The modest and modern kitchen has pleasant views as well as access onto the rear garden. Both bedrooms 1 and 3 have superb views towards the sea and Newhaven Harbour. Bedroom 1 has a bay window, whilst bedroom 3 has been utilized as an office/study.

A delightful flower/shrub garden to the front has steps leading up to the bungalow. Whilst to the rear, the garden has been lovingly tended with established beds, a fenced vegetable garden,

a patio area, secure side access as well as a secure rear gate to the drive/hardstanding and garage (which has power, car charging point and battery for the solar panels).

Please note that the 28 photovoltaic solar panels to the front of the bungalow are owned outright.

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 (with services to London Victoria via Lewes) and the beach. A local bus route gives ease of access to the town centre. Seaford has a railway station, comprehensive shopping and medical facilities, two golf clubs and downland walks. There is a long uncommercialised seafront esplanade and beach, with sailing club. Bus services are available to Brighton, Eastbourne and surrounding villages.









Entrance Hall

Kitchen

12'1" x 9'1" (3.68m x 2.77m)

Living/Dining Room

19'6" x 18'1" (5.94m x 5.51m)

Bedroom One

12'9" x 12'5" (3.89m x 3.78m)

Bedroom Two

13'5" x 12'5" (4.09m x 3.78m)

Bedroom Three

9'7"" x 8'3" (2.92m" x 2.51m)

Shower Room/WC

Separate WC

Front Garden

Rear Garden

Garage

15'11" x 8'6" (4.85m x 2.59m)

Drive/Hardstanding

EPC: A

Council Tax Band: D



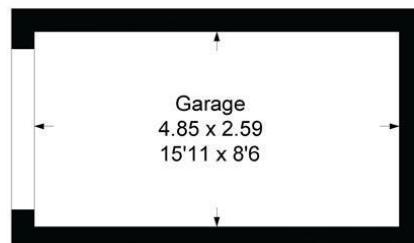


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Approximate Gross Internal Floor Area = 96.28 sq m / 1036 sq ft

Garage Area = 12.56 sq m / 135 sq ft

Total Area = 108.84 sq m / 1171 sq ft



Garage
(Not in actual Location)



First Floor

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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