89 Hurdis Road, Seaford, BN25 2TH

ROWLAND GORRINGE

89 Hurdis Road
Seaford
BN25 2TH

£350,000

A Spacious 2 bedroom, detached bungalow located in popular Bishopstone. This property boasts sea views overlooking and across to Newhaven Harbour, close proximity to Bishopstone train station, seperate garage and is within walking distance to Seaford Beach. No onward Chain.

This light and bright bungalow comprises a welcoming entrance porch, kitchen with matching wall and base units, gas hob, space for utility appliances and a double glazed window overlooking Seaford Beach. The living/dining room offers great space with full length windows allowing plenty of light and overlooking the front of the property. Plus a doorway giving side access to the garden.

The bathroom is tiled and fitted with a panel bath, overhead shower, W/C and hand wash basin.

Both bedrooms are generous in size with the principle bedroom including an en-suite with walk-in shower, hand wash basin and W/C.

To the rear you will find an externally accessed, brick base conservatory which is connected to mains electricity. The garden easily maintained being patio throughout, perfect for entertaining guests.

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.

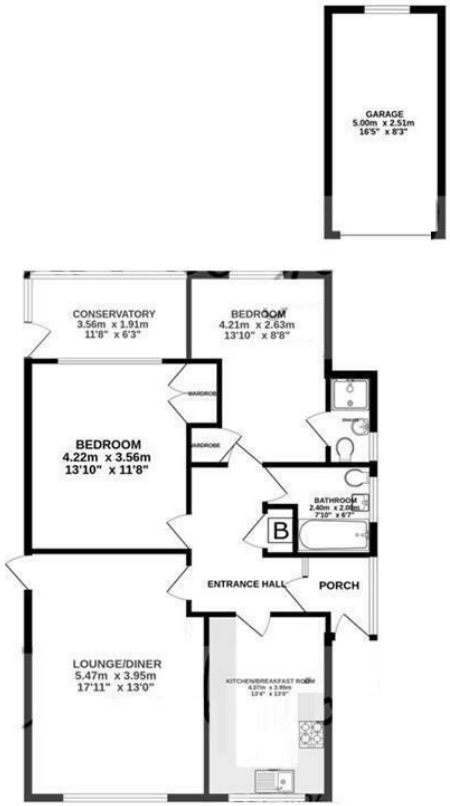
- Approximately 1028 sqft
- Detached Bungalow
- Sea Views
- Walking Distance to Seafront
- Ample Off-Road Parking
- No Onward Chain
- Separate Garage
- Close Proximity to Bishopstone Train Station
- Spacious
- En-Suite Shower Room

Entrance Porch	
Entrance Hall	
Kitchen	5.28m x 3.96m (17'4" x 13")
Lounge/Diner	5.46m x 3.96m (17'11" x 13")
Bedroom One	4.22m x 2.64m (13'10" x 8'8")
En-Suite	
Bedroom Two	4.22m x 3.56m (13'10" x 11'8")
Bathroom	
Conservatory	3.56m x 1.91m (11'8" x 6'3")
Rear Garden	
Garage	5.00m x 2.51m (16'5" x 8'3")

EPC: D

Council Tax Band: D

GROUND FLOOR
95.5 sq.m. (1028 sq.ft.) approx.



89 HURDIS ROAD BISHOPSTONE SEAFORD

TOTAL FLOOR AREA : 95.5 sq.m. (1028 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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