



63 Blue Haze Avenue, Seaford, BN25 3QL

ROWLAND  
GORRINGE



# 63 Blue Haze Avenue Seaford BN25 3QL

## £385,000

An extremely well presented and extended, light and spacious two bedroom bungalow with landscaped south facing garden, impressive garden office with power and further garage in block. No ongoing chain.

The spacious bungalow offers deceptively spacious and modern accommodation throughout comprising of entrance hall, beautiful living room to the front with floor to ceiling window. The modern and refitted kitchen is a great size with matching wall and base cupboards, some integrated appliances and opening leading to the south facing conservatory which further over looks and opens onto the rear garden. Two bedrooms and a modern bathroom comprising, bath, shower, wc and wash hand basin.

To the front there is a garden with path leading to the front door, garage located in block to the rear, whilst the rear is secluded and the favoured southerly aspect aspect being mainly laid to lawn and matured shrubs with further patio seating area, impressive summer house with power and lighting ideal for entertaining guests, gym or working from home office. Fence borders and gate to the rear.

Blue Haze is a highly desirable location and can be found just off the St Peters park development in Seaford ,whilst also being situated just off the Alfriston Road which benefits from a parade of local shops and bus services. Seaford town centre with its wide range of shopping facilities, railway station and seafront promenade lies within approximately one and a half miles.



- 1193 Sq Feet
- Light and Bright
- Summer House/Office
- Highly Sought After Blue Haze Avenue
- Attractive South Facing Garden
- Immaculate Throughout
- Extended
- Garage
- Modern Kitchen with Adjoining Conservatory
- No On going Chain





Entrance Hall

Living Room	5.77m x 3.38m (18'11" x 11'1")
Kitchen	3.84m x 3.00m (12'7" x 9'10")
Conservatory	3.89m x 2.79m (12'9" x 9'2")
Bedroom One	4.11m x 3.30m (13'6" x 10'10")
Bedroom Two	3.00m x 2.34m (9'10" x 7'8")
Bathroom	3.84m x 1.63m (12'7" x 5'4")

Rear Garden

Summer House/ Garden Office	4.06m x 3.20m (13'4" x 10'6")
Garage in Block	5.31m x 2.64m (17'5" x 8'8")

EPC: C

Council Tax Band: C





## 63 Blue Haze Avenue, BN25

Approximate Gross Internal Floor Area = 83.77 sq m / 902 sq ft

Garage Area = 14.02 sq m / 151 sq ft

Outbuilding Area = 13.00 sq m / 140 sq ft

Total Area = 110.79 sq m / 1193 sq ft

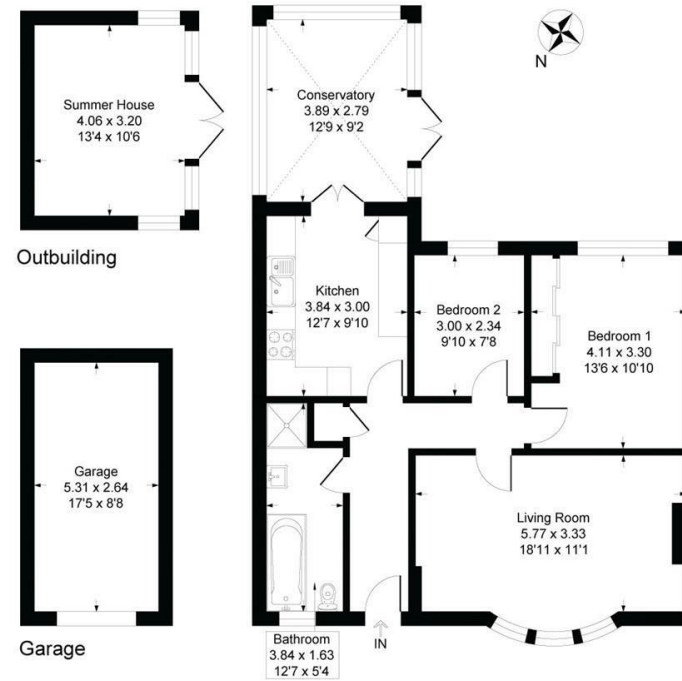


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk



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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