23 Hawth Hill, Seaford, East Sussex, BN25 2RW

ROWLAND GORRINGE

23 Hawth Hill
Seaford
East Sussex
BN25 2RW
£399,500

A well-presented and extended 3 bedroom semi-detached bungalow.

Access to the property is via the side from the block brick drive. The extension across the rear of the property incorporates the modern kitchen/dining area with 2 sets of bifold doors(every glass panel equipped with a remote-controlled blind), oak flooring, kitchen island and a range of wall/base high gloss white units. Open to the kitchen/dining area is the carpeted living room with ceiling speakers. Both bedrooms 1 and 2 sit to the front of the property, whilst bedroom 3 is to the side. The surprisingly spacious Family bathroom is fully tiled, free-standing bath and a separate double shower with rain shower head. The hall has bamboo wood flooring and a drop down ladder. The versatile loft room which has been carpeted, plastered, has power and a roof window with views to the sea - there is also a generous amount of eaves storage.

Outside the private rear garden is a combination of composite decking, patio and grass. Extending to the side the garden has rear access to the garage (which has power and is now separated by a stud wall allowing for store to front and to the rear a store/hobbies room with french doors onto the garden), secure side gate and raised beds. To the front is a block brick drive for several vehicles and a lawn.

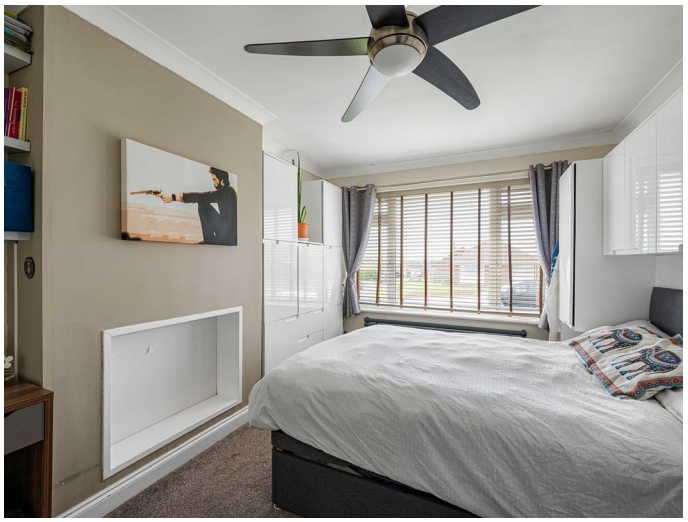
Located in Hawth Hill, the property is superbly located for Bishopstone Railway Station, Eastbourne to Brighton bus services and beach/promenade - all being less than ½ a mile. Seaford town centre with its comprehensive range of shops, supermarkets, cafes, restaurants and library lies within 1.5 miles.

- Approximately 1154 sq ft
- 3 Bedrooms
- Extended
- Versatile Loft Room
- Garage
- Semi-Detached Bungalow
- Family Bathroom
- Open Plan Living
- Private Garden
- Close to Seafront & Bishopstone Railway Station

Entrance Hall	
Kitchen/Dining Room	6.60m x 3.12m (21'8" x 10'3")
Living Room	3.73m x 3.12m (12'3" x 10'3")
Bedroom One	4.22m x 3.15m (13'10" x 10'4")
Bedroom Two	3.56m x 2.41m (11'8" x 7'11")
Bedroom Three	2.62m x 2.54m (8'7" x 8'4")
Bathroom	
Attic/Loft Room	4.70m x 3.63m (15'5" x 11'11")
Eaves Storage	
Rear Garden	
Store	2.97m x 2.51m (9'9" x 8'3")
Store	2.51m x 2.31m (8'3" x 7'7")

EPC: D

Council Tax Band: C



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Approximate Gross Internal Floor Area = 107.2 sq m / 1154 sq ft
(Including Outbuilding)

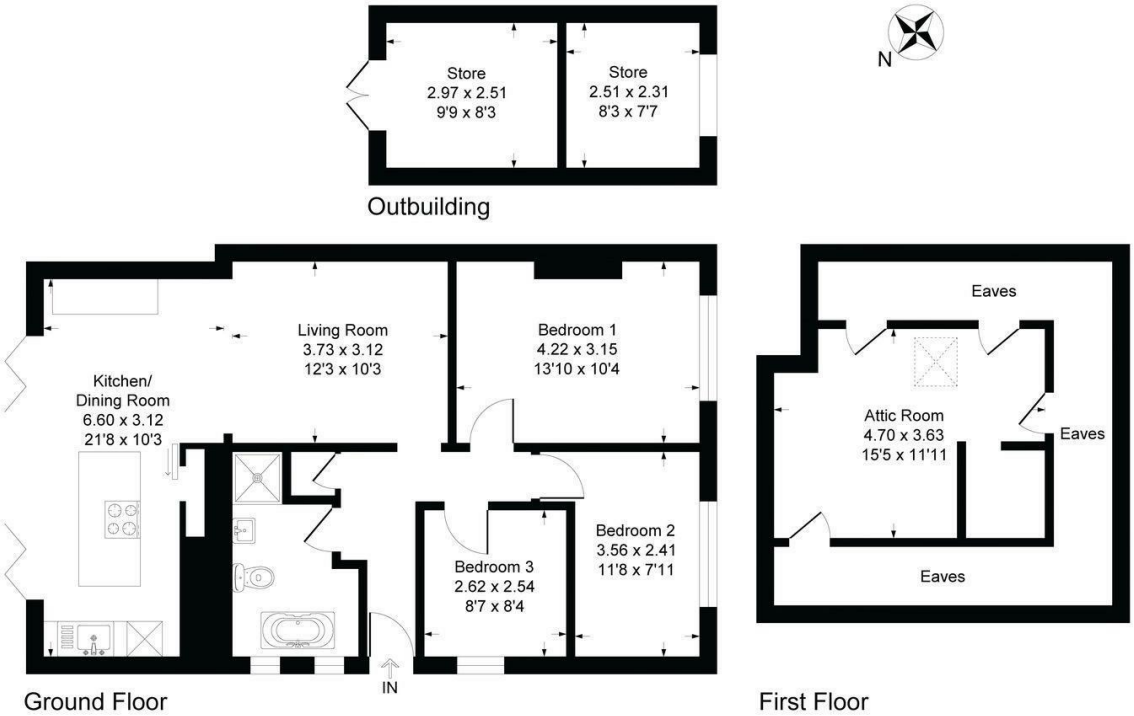

Illustration for identification purposes only, measurements are approximate, not to scale

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The Property Ombudsman

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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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