



32 Hawth Crescent, Seaford, East Sussex, BN25 2RR

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East Sussex
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£475,000

An Immaculately presented 4 bedroom semi detached chalet bungalow, situated in a sought after location.

This stunning chalet bungalow is light and bright throughout with internal accommodation comprising; inviting entrance porch, bedroom 2 and 3, both offering great space, a pristine shower room built with stand alone shower, WC and hand wash basin. The exceptional open plan kitchen/living/dining room is fitted with full length bi-fold doors looking out across Seaford Beach. The kitchen has matching wall and base units with built in appliances including fridge freezer, dishwasher, gas hob, electric oven, washing machine, double sink with combination tap and drainer unit.

The first floor has 2 further bedrooms. The spacious principle bedroom is fitted with a juliet balcony boasting stunning sea views. There is also a walk in wardrobe and a newly fitted en-suite.

The sunny south facing garden is mainly laid with AstroTurf and decking. There is a home bar with inviting seating, perfect for hosting guests.

Further benefits include a garage and driveway.

Hawth Crescent is located close to Bishopstone railway station, with links to London as well as Brighton, and bus services. Seaford seafront promenade, beach and countryside walks (South Downs National Park) are within less than half a mile. Seaford town centre with its comprehensive range of shops, supermarkets, cafes, restaurants and library lies within 1.5 miles.



- Approximately 1346 sqft
- 4 Bedrooms
- Garage
- Close to Bishopstone Train Station
- Chalet Bungalow
- Stunning Sea Views
- South Facing Garden
- Sought After Location
- Immaculately Presented
- Open Plan Living



Kitchen/Living Room	6.71 x 6.63 (22'0" x 21'9")
Bathroom	2.36 x 2.18 (7'8" x 7'1")
Bedroom 2	4.75 x 3.12 (15'7" x 10'2")
Bedroom 3	3.12 x 2.18 (10'2" x 7'1")
Bedroom 1	4.06 x 3.94 (13'3" x 12'11")
Dressing Area	2.87 x 2.06 (9'4" x 6'9")
En-Suite	2.74 x 1.32 (8'11" x 4'3")
Bedroom 4	3.94 x 2.01 (12'11" x 6'7")
Garage	2.84 x 2.39 (9'3" x 7'10")
BBQ Area	2.39 x 2.34 (7'10" x 7'8")
EPC - C	
Council Tax - C	





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Approximate Gross Internal Floor Area = 118.25 sq m / 1273 sq ft

Garage Area = 6.79 sq m / 73 sq ft

Total Area = 125.04 sq m / 1346 sq ft

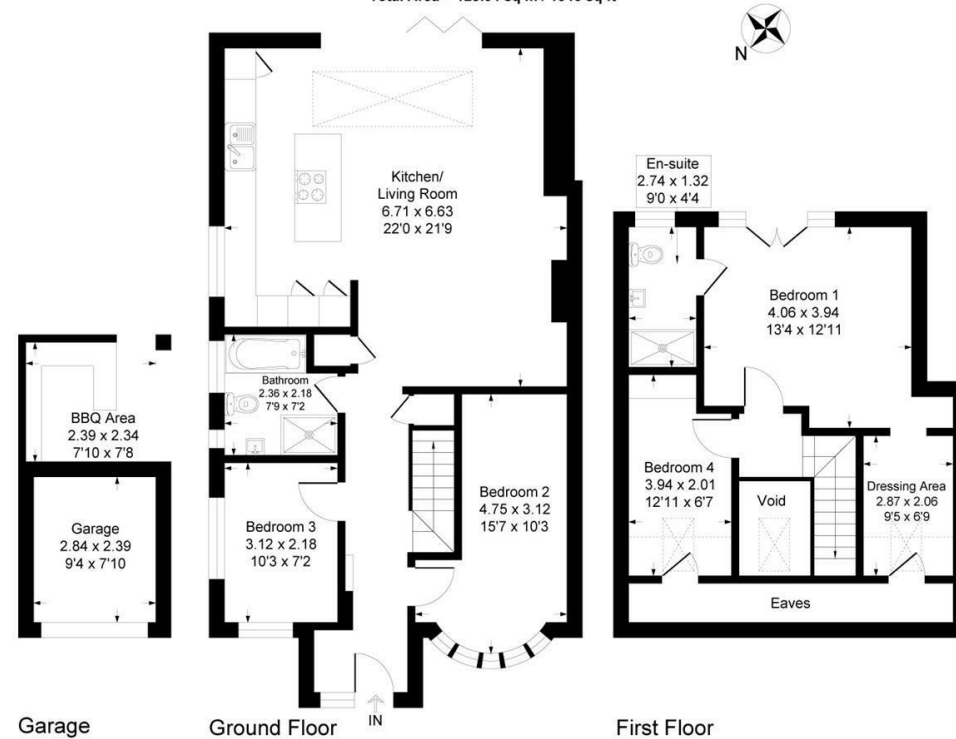


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

