



53 Hastings Avenue, Seaford, BN25 3LQ

ROWLAND  
GORRINGE



# 53 Hastings Avenue Seaford BN25 3LQ

## £395,000

A well presented a spacious 3 bedroom detached bungalow, in a popular residential area, close to schools and shops, whilst backing onto open fields.

This sizable bungalow is light and bright throughout with internal accommodation comprising; entrance porch leading to the inner hall, living room with working open fire and front aspect. Kitchen with matching wall and base cupboards, access to the conservatory with further access onto the rear garden. Three bedrooms and a family bathroom.

Outside there is ample off road parking, being low maintenance proving access to the front and side. The rear garden is mainly laid to lawn with patio seating area. The rear fence backs onto open fields and is ideal for walks.

Nb. The property offers scope to extend to the side or into the roof which would provide the most stunning countryside views. (subject to necessary planning consents).

Hastings Avenue is located within the Chyngton area of Seaford with the South Downs National Park, a local parade of shops and a park, with play area can, all located within less than three quarters of a mile. Seaford town centre offers a wide range of shopping facilities, cafes, restaurants and public houses, as well as over one and a half miles of uncommercialised seafront. The property is in close proximity to main and local bus routes and there are rail links to Gatwick Airport and London Victoria from Seaford railway station.



- Three Bedrooms
- Well Presented
- Ample Off Road Parking
- Close to Schools
- Adjoining Picturesque Countryside
- Detached Bungalow
- Backing onto Fields
- Close to Shops
- Scope to Extend
- No Ongoing Chain





Entrance Lobby

Inner Hall

Living Room 5.33m x 3.48m (17'6" x 11'5")

Kitchen 4.04m x 2.95m (13'3" x 9'8")

Conservatory 4.45m x 2.44m (14'7" x 8')

Bedroom 1 4.04m x 3.45m (13'3" x 11'4" )

Bedroom 2 3.45m x 3.05m (11'4" x 10')

Bedroom 3 3.81m x 2.64m (12'6" x 8'8")

Bathroom

Front & Rear Gardens

EPC: D

Council Tax: D

Tenure: Frehold







## Rowland Gorringe 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.

**ROWLAND  
GORRINGE**