



22 HAWTH CRESCENT, SEAFORD, EAST SUSSEX, BN25 2RR

£350,000

A two bedroom semi-detached bungalow set back from this grass verged crescent, backing south with views to Seaford Head and the sea.

Bishopstone railway station is within a third of a mile by car, or less on foot, with trains to Brighton and connections to London. a local bus link within the Hawth Estate to the town, and services also operate along the A259 to Eastbourne and Brighton.

Seaford Town centre is within a mile distance, with a wide range of shopping facilities, cafes, bars and restaurants. Seaford beach and Sailing club are also situated within walking distance.

The accommodation comprises; a good size hallway, two bedrooms (one of which is currently arranged as a dining room,) a shower room, and generous-sized kitchen/breakfast room.

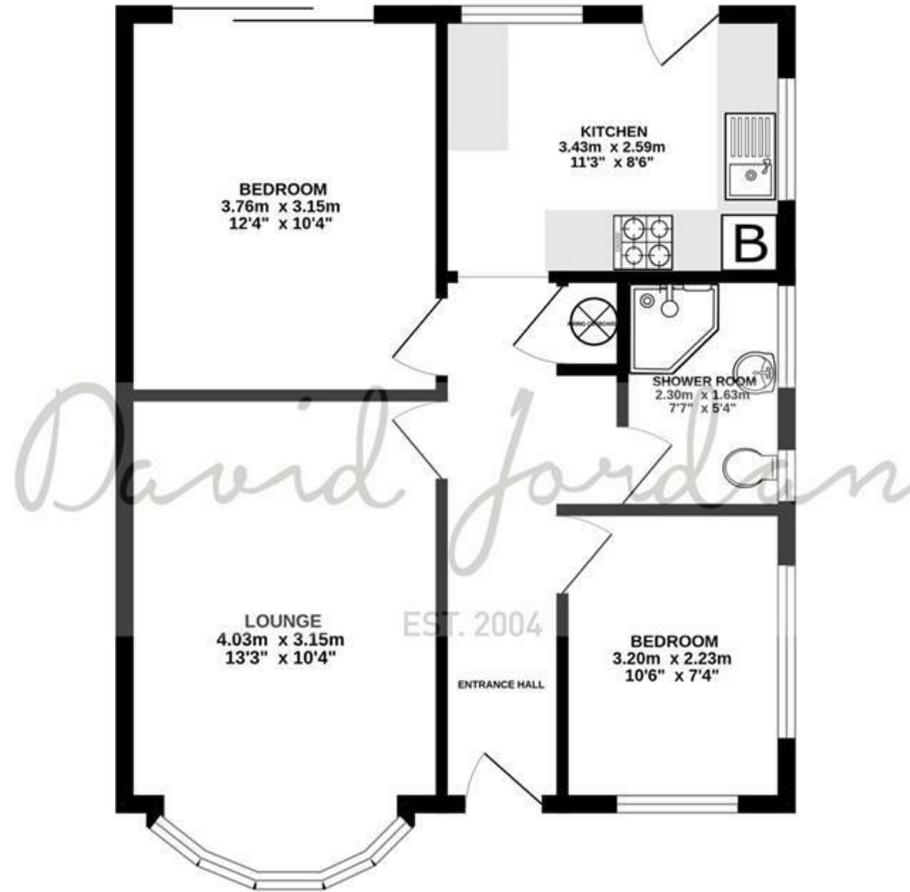
There is a spacious loft void which has the potential to be converted and extended, subject to necessary planning consents or permitted development rights. Such conversions seem to be quite prevalent within the neighbourhood.

Other features and benefits include gas fired central heating, double glazed windows and doors. Driveway with plenty of space for vehicles. The Southerly aspect rear garden also has a summerhouse and enjoys views over roof tops of neighbouring properties towards Seaford Head and the sea.

- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- GENEROUS-SIZED SOUTHERLY ASPECT REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM WITH BAY WINDOW TO FRONT
- SHOWER ROOM
- SEA VIEWS ACROSS NEIGHBOURING ROOFTOPS
- DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- SITUATED IN A QUIET AREA, CLOSE TO TRAIN STATION AND BUS ROUTES
- POTENTIAL TO EXTEND INTO THE LOFT SPACE SUBJECT TO ANY NECESSARY PLANNING CONSENTS



GROUND FLOOR  
52.7 sq.m. (567 sq.ft.) approx.



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TOTAL FLOOR AREA: 52.7 sq.m. (567 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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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004