

70 Hawth Park Road, Seaford, BN25 2RQ

ROWLAND GORRINGE

70 Hawth Park Road
Seaford
BN25 2RQ

£390,000

A beautifully presented, light and spacious two bedroom detached split level bungalow, ideally situated in the highly popular Hawth Park Road. This property benefits from a large south east facing rear garden with beautiful sea views.

This very attractive split level bungalow is light and bright throughout while offering great versatile accommodation; A welcoming entrance porch leading through to the warm and inviting dual aspect living room. To complete the upper level you will find a very generous principle bedroom which currently houses a super king sized bed with further potential to to convert part of the garage into a ensuite (subject to necessary building regulations).

To the lower level you will find bedroom two which is equipped with door providing access to the rear decking and down to the garden. The recently renovated shower room is tastefully designed with a clean and contemporary finish creating a sophisticated feel. This is complete with walk in rainfall shower, heated towel rail, w/c and hand wash basin. Moving onward you will locate yourself in the beautifully appointed galley kitchen, immaculately finished with stylish grey wall and base units, complemented by warm wooden worktops and flooring. This kitchen is equipped with a variety of built in appliances including oven, microwave, induction hob, dishwasher, double sink, drainer unit and combination tap. Off of the kitchen there is a multipurpose room which would make great space for a dining room or as previously used, a potential office with separate front entrance. There is also further useful storage/ basement located on this level.

To the rear you will find decking which boasts stunning views across Hawth Valley and out towards the sea. As you step down you enter into the approximately 85 ft long garden which is mainly laid to lawn. At the end of the garden there is a further decking which creates a great space to relax and/or entertain guests. To the back of the garden there is a very useful cut-through which provides access onto Surrey Road.

Further benefits include a garage, ample off-road parking and spacious loft space.

Hawth Park Road 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 1246 sqft
- Two Bedrooms
- Sea Views
- Ample Off-Road Parking
- No Onward Chain
- Split Level Bungalow
- Galley Kitchen
- Garage
- 85 ft Rear Garden
- Close to Bishopstone Train Station



Living Room	4.52 x 4.14 (14'9" x 13'6")
Kitchen	4.95 x 2.36 (16'2" x 7'8")
Dining Room	4.37 x 1.78 (14'4" x 5'10")
Bedroom 1	3.58 x 3.28 (11'8" x 10'9")
Bedroom 2	3.40 x 2.49 (11'1" x 8'2")
Storage	7.57 x 2.39 (24'10" x 7'10")
Storage	7.57 x 2.18 (24'10" x 7'1")
Garage	5.11 x 2.46 (16'9" x 8'0")

EPC - D

Council Tax - D











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Approximate Gross Internal Floor Area = 71.90 sq m / 774 sq ft
Garage Area = 12.57 sq m / 137 sq ft
Under Floor Storage Area = 31.12 sq m / 335 sq ft
Total Area = 115.59 sq m / 1246 sq ft

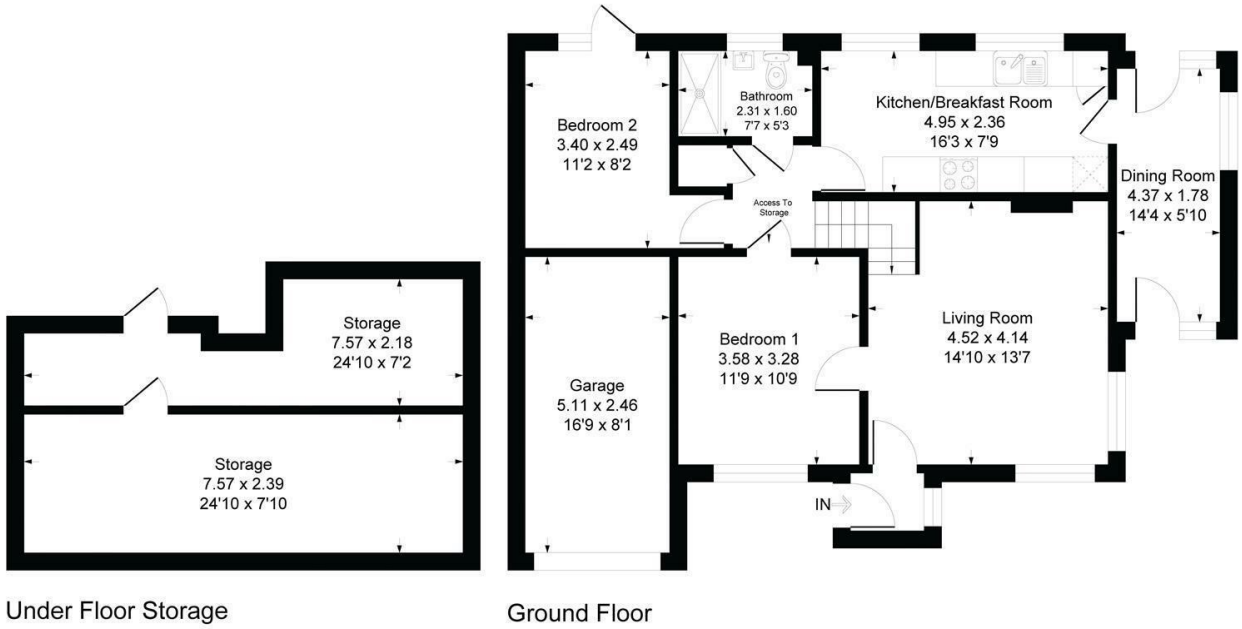


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

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