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BED

# Spacious Bungalow In A Great Location!

25, Hawth Park Road, Seaford, BN25 2RF



Price £350,000

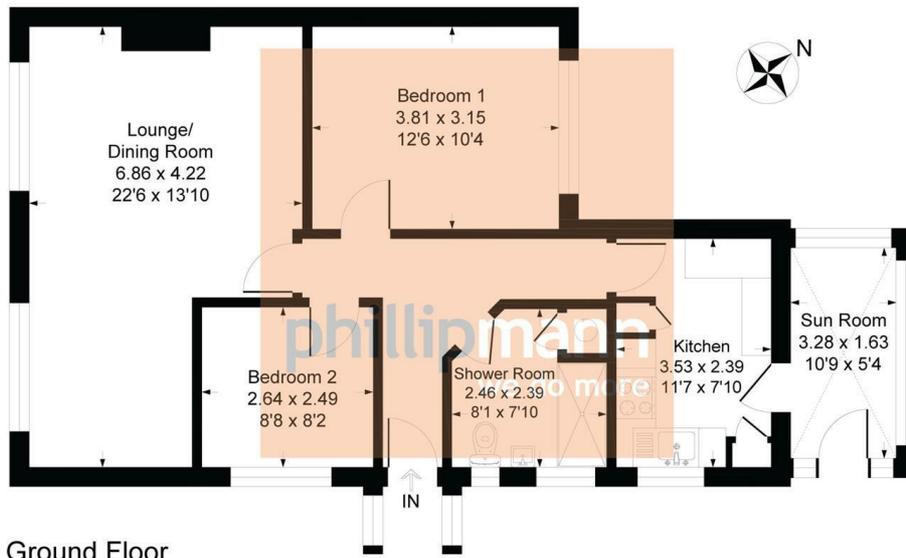
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## 25 Hawth Park Road, BN25 2RF

Approximate Gross Internal Floor Area = 74.06 sq m / 797 sq ft



Ground Floor

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

## inbrief...

Phillipmann estate agents are delighted to offer for sale this two bedroom semi detached bungalow situated in Hawth Park Road within a short walk of Bishopstone train station whilst the uncommercialised seafront is only a 5 minute walk away. There is also a free local bus service into town which stops nearby in the Hawth 'estate', which is a quiet friendly neighbourhood with a strong community feel. The property benefits from; gas central heating, double glazing, off road parking, covered front porch, level rear garden and full fibre to property FTTP.

As you approach the property, benefits include; laid to lawn front garden, tandem driveway providing ample off street parking with potential for a garage. The spacious entrance hall has modern laminate flooring fitted, ladder leading to large loft suitable for conversion STPP. The shower room which is a modern and fully tiled walk in wetroom with thermostatic power shower and includes wash-hand basin, airing cupboard and low level W/C.

The lounge diner is light and airy, with recently laid laminate flooring and features; wall mounted electric fire, ample space for furniture and two large windows to front with an open outlook.

The kitchen is fitted with a range of modern kitchen units complemented by working surface. Features include; built in hob with extractor and built in oven and grill, space for washing machine and fridge freezer, inset sink drainer with window to side and rear, tiled walls, door to rear and updated wall mounted boiler with a conservatory that includes power and overlooks the rear garden.

Bedroom one is a good size double room with ample space for fitted or free standing furniture and window overlooking rear garden. Bedroom two is a good sized single with window to the side.

The level rear garden boasts a wealth of potential and features; a variety of paved patio areas, large lawn covering and storage shed.

Vacant Possession  
No Chain  
Viewings Advised



EPC RATING: D

COUNCIL TAX BAND: C

moreinfo...



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