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# Semi-Detached Bungalow in Quiet Location

44, Hawth Crescent, Seaford, BN25 2RR



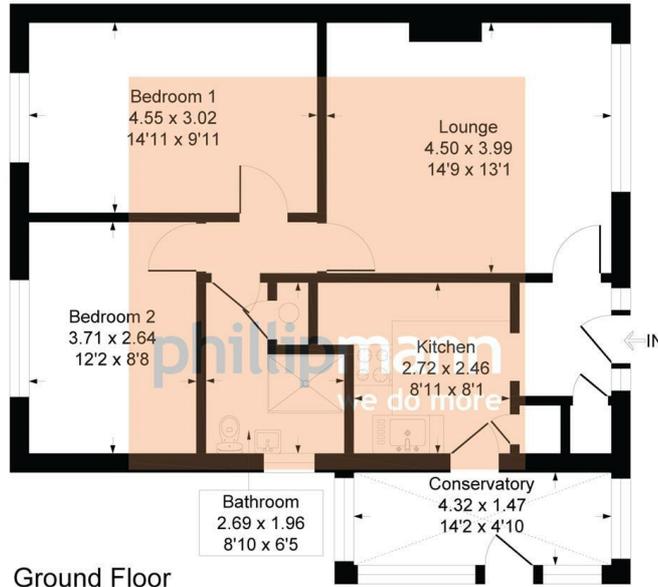
Price £315,000

Freehold

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44 Hawth Crescent, BN25 2RR  
 Approximate Gross Internal Floor Area = 71.8 sq m / 773 sq ft



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

## inbrief...

Phillip Mann Estate Agents are delighted to present this 2 bedroom semi detached bungalow offered for sale with no onward chain. Located in the popular Hawth Hill area, This property sits in a ideal quiet residential location. It is located just 0.2 miles from Bishopstone station whilst also being a short walk away from Seaford beach and is also located just over a mile from Seaford Town Centre. This bungalow does require some modernisation and is the perfect opportunity for someone to personalise a property to their liking.

As you approach the property there is a large front garden leading to the front door. As you enter via the front door you will find the kitchen to your left which has plenty of cupboards and space for freestanding white goods. There is a door leading to the conservatory on the side which provides access to the rear garden. On your right you will find a spacious living room with large windows to the front allowing for lots of natural light as well as a large chimney & fireplace.

Towards the rear of the property there are two double bedrooms located adjacent to each other, These benefit from views of Seaford Head as well as a distant sea view. There is also a modern wet room with shower, w/c and sink. There is a loft hatch leading to the large loft space above. This property also has a generous sized rear garden which is south east facing. This property is located on the corner of the Hawth Crescent and therefore benefits from a larger garden plot which allows for space to add off road parking or a garage subject to the necessary consents. This property also offers buyers room to extend into the loft or to the rear of the property to increase the space subject to the relevant planning consents.

This property should be viewed to be appreciated, Viewings can be arranged via Phillipmann Seaford Office on 01323 898666/Seaford@phillipmann.com.



EPC - D

Council Tax - C

moreinfo...



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