



45 Hawth Park Road, Seaford, BN25 2RF

ROWLAND
GORRINGE

45 Hawth Park Road Seaford BN25 2RF

£325,000

A semi detached bungalow with superb views towards the sea and Seaford Head.

Clean, tidy as well as being well-presented throughout, this semi-detached bungalow has no onward chain and offers superb views from the living room, with its full height window, and bedroom 2. A good sized entrance porch leads into the hallway, which has parquet floor that continues into the living/dining room. The main bedroom with its built in wardrobes and the kitchen both look onto the rear garden. Whilst a rear (side) porch area serves as a boot room/utility, with a sea view shared through the main porch.

The rear garden is predominantly laid to lawn with central path to a rear gate. A rear access road leads behind the property, where the properties garage is located directly behind. To the front is lawn with a path leading to the the bungalow.

Hawth Park Road is a ring road located close to Bishopstone railway station, with links to London as well as Brighton. Within the original station building is a community hub, offering a range of courses, activities and meetings. On the nearby A259 coastal road, bus services run between Eastbourne and Brighton at peak times every 20 minutes. Whilst a local bus service stops on Hawth Park Road itself. 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 722sq ft.
- Semi Detached Bungalow
- Redecorated
- Garage
- Close to Train Station
- Sea Views
- 2 Double Bedrooms
- Front & Rear Gardens
- Porch



Entrance Porch

Entrance Hall

Kitchen 3.05m x 2.62m (10" x 8'7")

Utility 4.06m x 1.70m (13'4" x 5'7")

Living/Dining Room 5.00m x 3.10m (16'5" x 10'2")

Bedroom One 3.99m x 3.10m (13'1" x 10'2")

Bedroom Two 3.30m x 2.62m (10'10" x 8'7")

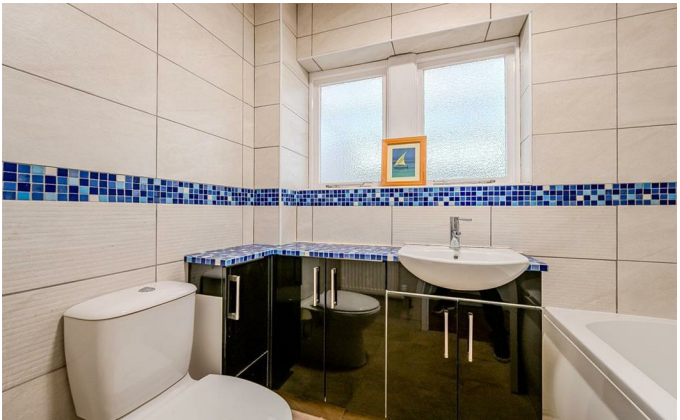
Bathroom

Rear Garden

Garage

EPC: D

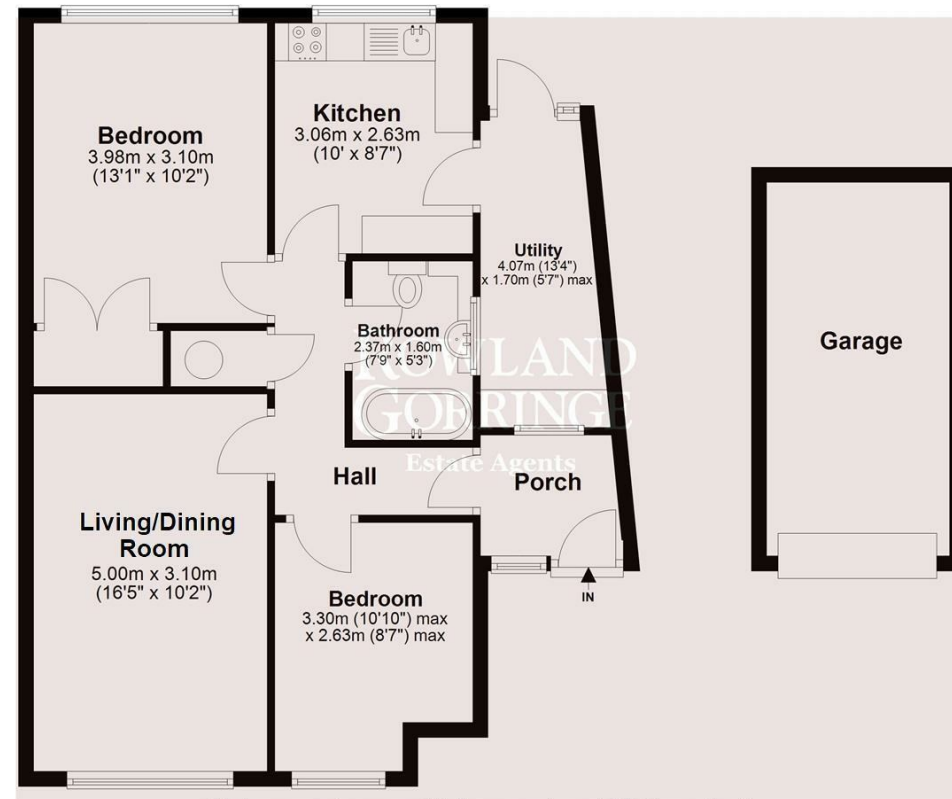
Council Tax Band: C





Ground Floor

Main area: approx. 67.1 sq. metres (722.2 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.5 sq. feet)



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This floor plan is for illustrative purposes only. All measurements are approximate.

Rowland Gorrington Estate Agents

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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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