



33 Blue Haze Avenue, Seaford, East Sussex, BN25 3QJ

ROWLAND  
GORRINGE



33 Blue Haze Avenue  
Seaford

East Sussex  
BN25 3QJ

£375,000

An extremely well presented light and spacious three bedroom house with gardens to the front and rear.

The house offers spacious accommodation throughout comprising of entrance hall, open kitchen and open plan living/ dining room with floor to ceiling window to the front and doors leading onto the rear garden. To the first floor there are three bedrooms and bathroom/WC. Outside the rear is a good size being mainly laid to lawn with further patio seating area. Further benefits include garage with electrics.

Blue Haze can be found just off the St Peters park development in Seaford ,whilst also being situated just off the Alfriston Road which benefits from a parade of local shops and bus services. Seaford town centre with its wide range of shopping facilities, railway station and seafront promenade lies within approximately one and a half miles.



- Well Presented Throughout
- Popular Location
- Modernised by Current Owners
- Close to Bus Routes
- Three Bedrooms
- Garage
- Close to Shops
- Front & Rear Gardens



Entrance Hall

Living Room 4.34m x 4.47m (14'3" x 14'8")

Kitchen 3.20m x 2.49m (10'6" x 8'2")

Dining Room 3.07m x 2.95m (10'1" x 9'8")

Landing

Bedroom One 3.99m x 3.58m (13'1" x 11'9")

Bedroom Two 3.58m x 2.95m (11'9" x 9'8")

Bedroom Three 2.95m x 2.01m (9'8" x 6'7")

Bathroom

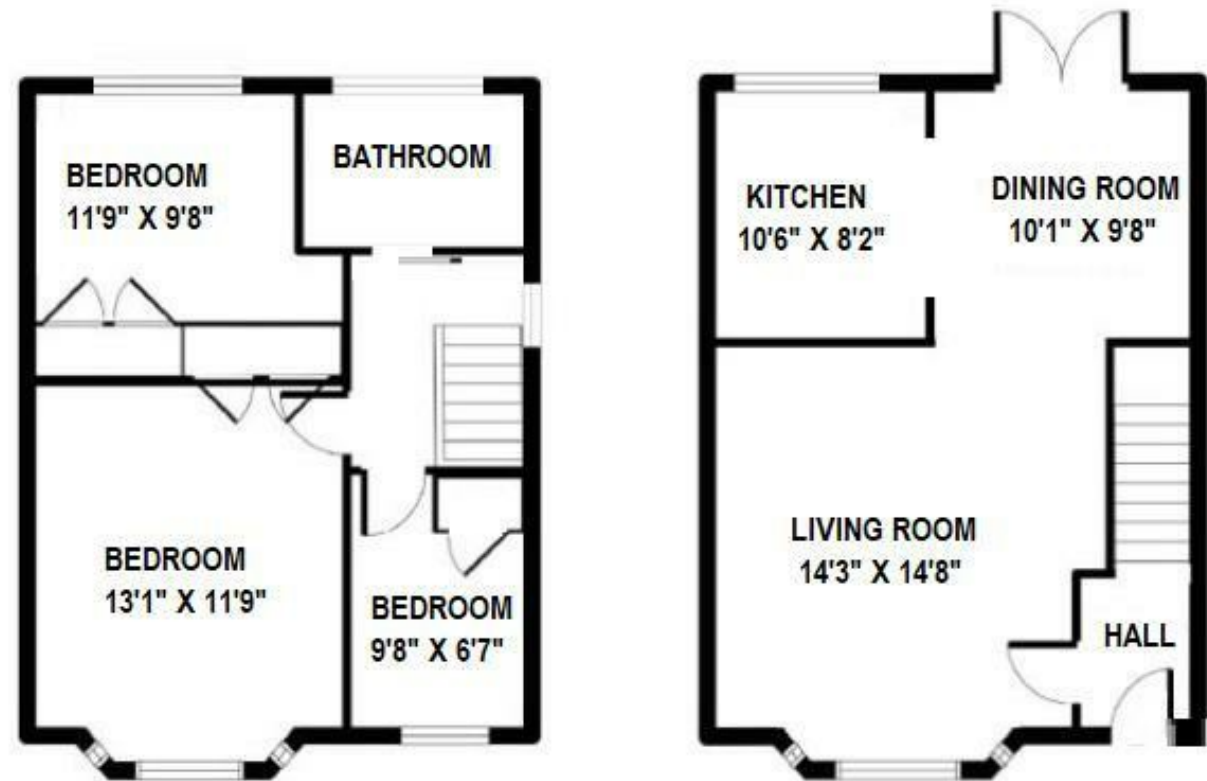
Rear Garden

EPC: D

Council Tax Band: D







## Rowland Gorringe 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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