

2 HINDOVER ROAD, SEAFORD, BN25 3NT

£575,000

An Edwardian detached character house, believed to date from 1903, situated in a convenient location close to local amenities and schools. The property retains many original features with character throughout and benefits from high ceilings, double glazed windows, gas central heating, a sunny aspect rear garden, garage and off-road parking.

Ideally located close to shops and local bus routes, Hindover Road offers excellent access to local amenities. A local convenience store is situated on Alfriston Road, whilst bus routes to Brighton, Eastbourne and Seaford town centre are all within approximately half a mile. Cradle Hill Primary school and Chyngton Primary Schools, as well as Seaford Head School, are all within approximately one mile.

The accommodation is accessed via an entrance hall with cloakroom/WC and comprises a lounge with log burning stove and bay window overlooking the rear garden, separate dining room with feature fireplace and bay window, and a spacious kitchen/breakfast room fitted with integrated appliances and kitchen island incorporating a breakfast bar.

To the first floor there are three double bedrooms, all with feature fireplaces, with bedroom one and two also benefitting from fitted wardrobes and bay windows. Bedroom two enjoys distant views towards Seaford Head. The bathroom, fitted in 2020, comprises a freestanding bath, separate corner shower, wash basin and close coupled WC.

Outside, the level rear garden enjoys a sunny aspect and provides a good degree of seclusion with patio area, lawn, stocked borders, summer house with power, shed and outside tap. There is rear access to the garage with up and over door, whilst the block paved driveway provides off-road parking for two vehicles.

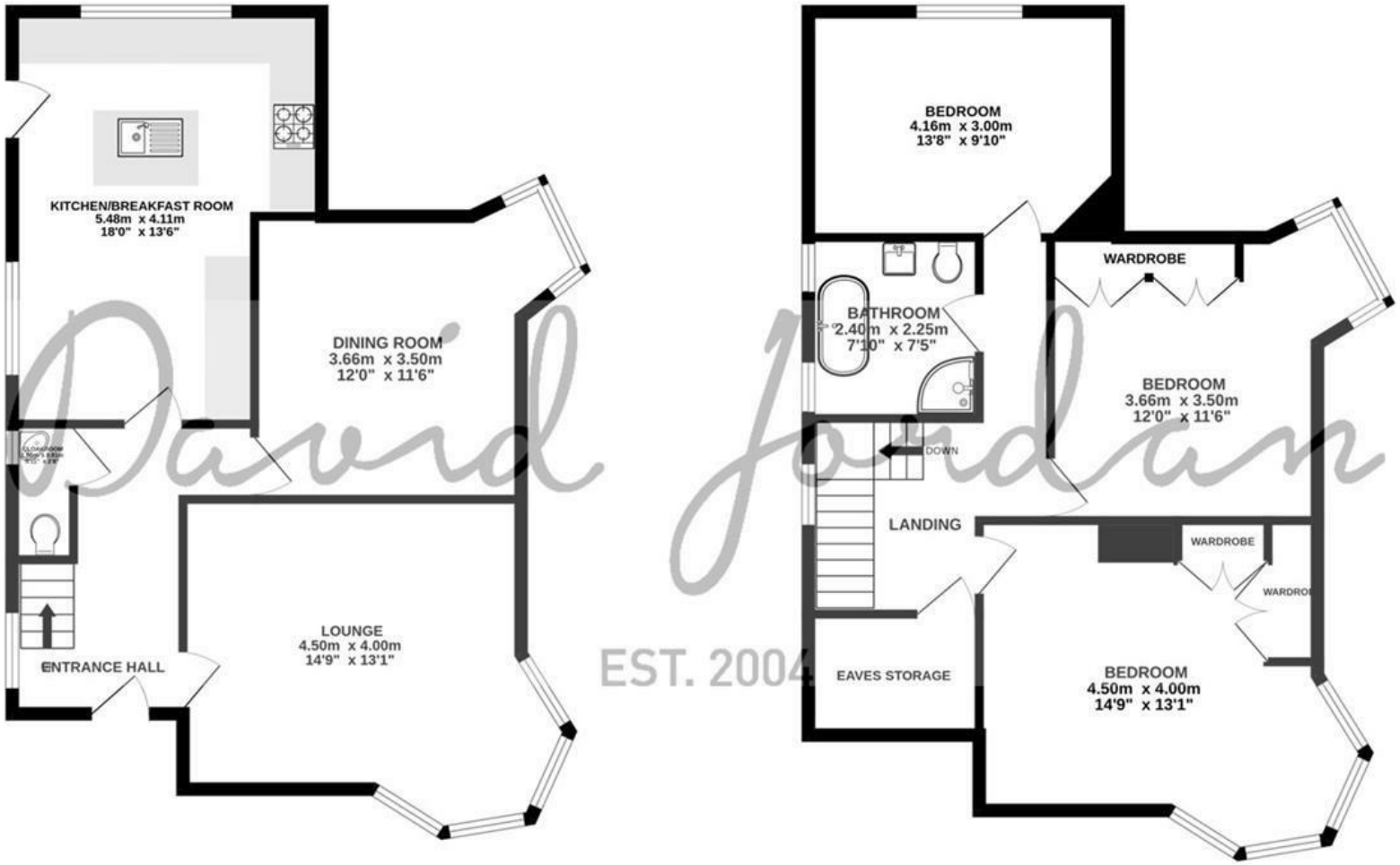
- THREE BEDROOM DETACHED HOME
- EDWARDIAN DETACHED CHARACTER HOUSE, BELIEVED TO DATE FROM 1903
- BUS ROUTES TO BRIGHTON, EASTBOURNE AND SEAFORD TOWN CENTRE ARE ALL WITHIN APPROXIMATELY HALF A MILE
- SPACIOUS KITCHEN/BREAKFAST ROOM WITH KITCHEN ISLAND INCORPORATING BREAKFAST BAR.
- SITTING ROOM WITH LOG BURNING STOVE AND BAY WINDOW
- DINING ROOM WITH FEATURE FIREPLACE AND BAY WINDOW.
- BATHROOM, FITTED IN 2020 WITH FREE STANDING BATH AND SHOWER ENCLOSURE
- DETACHED GARAGE AND BRICK PAVED OFF ROAD PARKING FOR TWO VEHICLES
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- LOCATED WITHIN A MILE OF CRADLE HILL AND CHYNGTON PRIMARY SCHOOLS AND SEAFORD HEAD SECONDARY SCHOOL





GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.

1ST FLOOR
63.3 sq.m. (681 sq.ft.) approx.



David Jordan
EST. 2004

2 HINDOVER ROAD SEAFORD

TOTAL FLOOR AREA : 126.1 sq.m. (1358 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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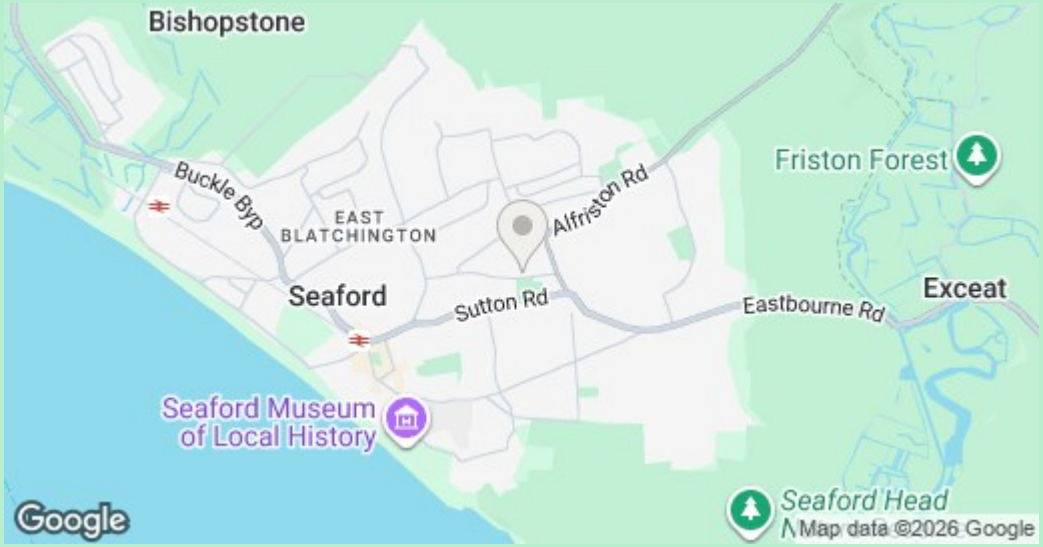
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

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