



8 HAWTH PARK ROAD, BISHOPSTONE, EAST SUSSEX, BN25 2RE

£470,000

An internal inspection is strongly recommended to fully appreciate this much improved and superbly presented detached bungalow. Situated in a popular, quiet residential area and enjoying views to the harbour entrance and farmland from the garden terrace.

Having been subject to complete modernisation in 2023 with a full rewire, new heating and plumbing system, windows and doors, kitchen with integrated appliances, bathroom/WC. The outside area of this property has been designed with low maintenance in mind, from the paved terrace you will find a well-equipped garden room/bar, steps then take you down to an area of artificial lawn, two composite sheds providing useful storage and treated timber raised borders offer good planting opportunities. Another feature within the garden is a garden room/bar, this fantastic space is perfect for entertaining. The front garden is laid to block paving and provides ample off road parking.

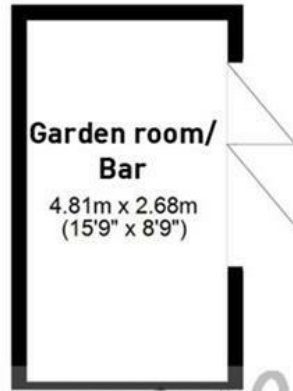
Seaford town centre with its comprehensive range of shops, cafes, restaurants, parks and library can be found within approximately one and a quarter miles. The bungalow is ideally located for access to Bishopstone Station, the beach and bus routes to Eastbourne & Brighton.

- IMMACULATE DETACHED BUNGALOW
- REWIRED IN 2023
- NEW HEATING AND PLUMBING SYSTEM IN 2023
- NEW WINDOWS AND DOORS IN 2023
- THREE BEDROOMS
- CONTEMPORARY OPEN PLAN KITCHEN / DINING / LIVING ROOM
- MODERN BATHROOM
- LOW MAINTENANCE REAR GARDEN
- GARDEN ROOM/BAR
- SEA AND COUNTRYSIDE VIEWS.

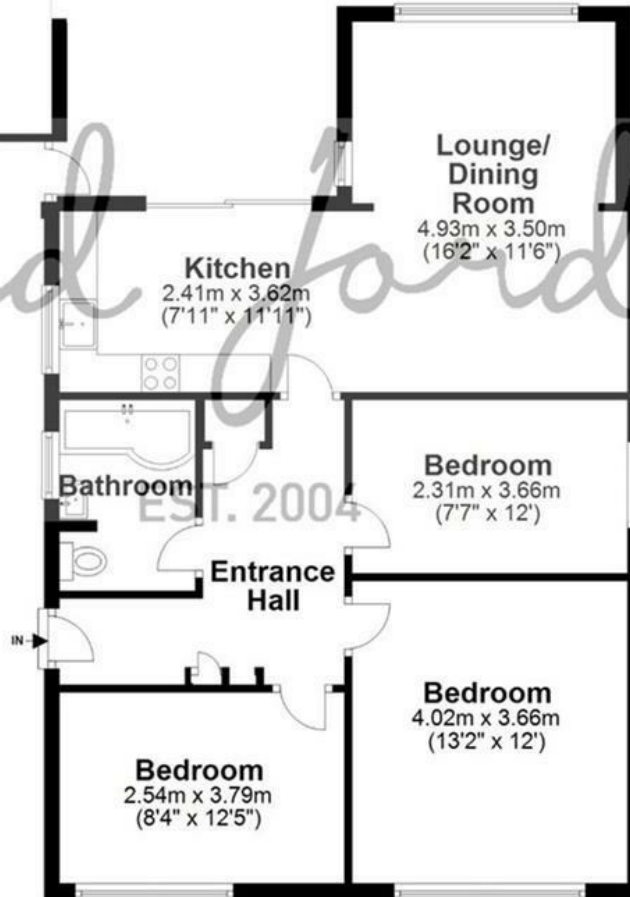








8 Hawth Park Road
Approx. 91.5 sq. metres (984.7 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.





ACCOMODATION

Double glazed entrance door with glazed panel to:

RECEPTION HALL:

Contemporary wall mounted radiator. Smooth plastered ceiling within inset spotlighting. Hatch to partially boarded loft space housing boiler, accessible by loft ladder. Cupboard with space and plumbing for washing machine and shelving above. Central heating thermostat. Slimline cupboard housing gas meter and consumer box.

OPEN PLAN LIVING / DINING ROOM / KITCHEN:

A light and bright space with double glazed windows and sliding patio doors overlooking and leading out onto the rear garden. The kitchen area is fitted with a modern range of base units with worksurface over incorporating single drainer sink unit with mixer tap, induction hob with splashback and cooker hood over, integrated oven and microwave, fridge/freezer and slimline dishwasher. The living area features a wall mounted log effect fireplace, there are also two contemporary wall mounted radiators within this open plan area.

BEDROOM ONE:

Double glazed window to front elevation. Smooth plastered ceiling with contemporary downlighting. Radiator.

BEDROOM TWO:

Double glazed window to front elevation. Smooth plastered ceiling. Contemporary radiator.

BEDROOM THREE:

Currently designed to be used as a hobby/dressing room with range of tastefully fitted wardrobes, drawers and accessory storage. Double glazed window. Smooth plastered ceiling. Radiator.

BATHROOM WC:

White suite comprising panelled p-shaped bath with mixer tap and independent shower. Wash basin set into vanity unit. Low-level WC with concealed system. Double glazed window. Smooth plastered ceiling with inset spotlighting and extractor fan. Ladder style radiator.

OUTSIDE

REAR GARDEN:

Stunning tiled patio terrace enjoying views over farmland to Bishopstone Village and beyond and then across Tide Mills to Newhaven Harbour. Steps leading down to area of artificial lawn with raised treated timber beds. Two composite sheds. Outside tap. Small pebbled area of side garden.

GARDEN ROOM/BAR:

Bi-fold doors, radiator, television aerial point, smooth plastered ceiling within inset spotlighting and speakers, bar area with fridge, shelving and optics. Corner bench with table.

FRONT GARDEN:

Low maintenance frontage, predominantly laid to block paving providing ample off-road parking. Side access gate to rear garden.

Disclaimer

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.



COUNCIL TAX BAND

Local Authority: Lewes

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

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.

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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.



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EST. 2004