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

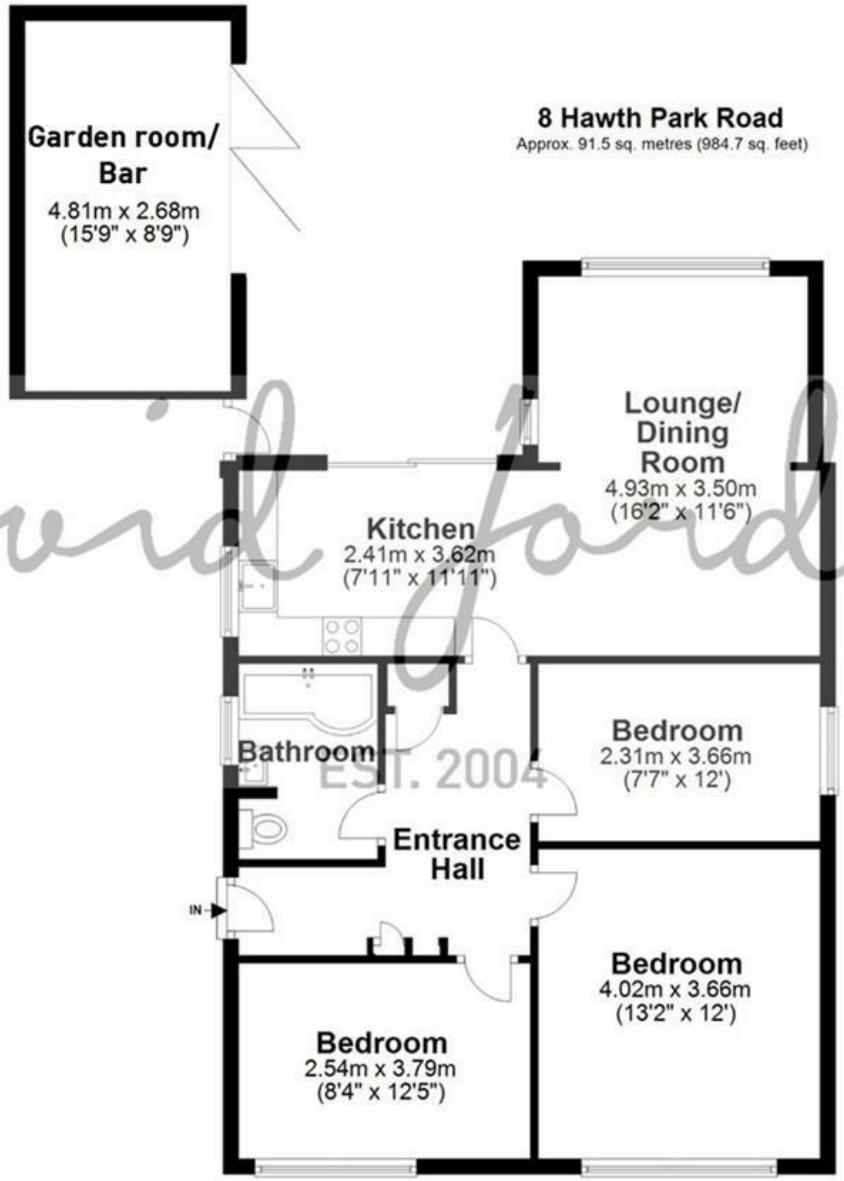
£450,000

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.



David Jordan
EST. 2004

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.

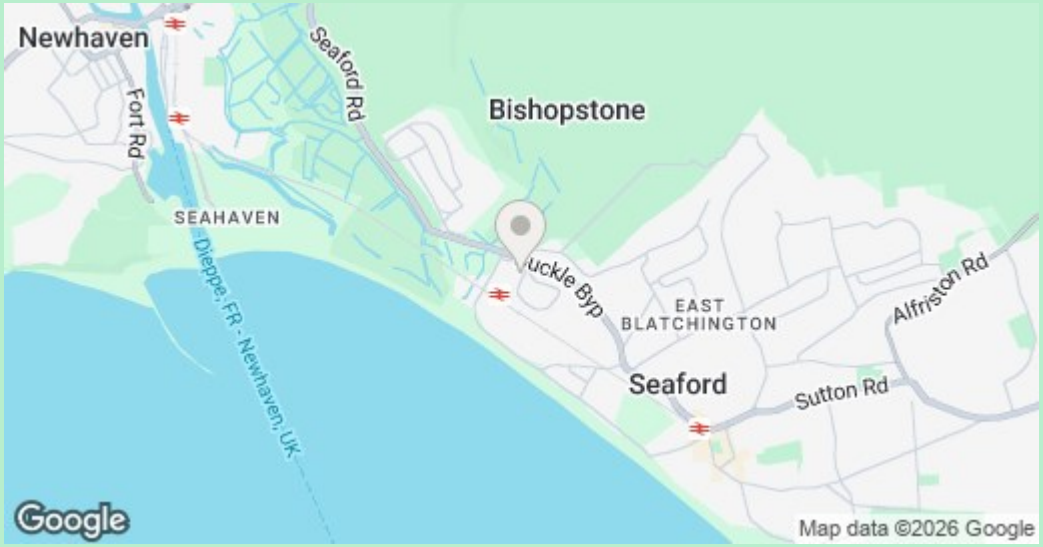
COUNCIL TAX BAND

Local Authority: Lewes District Council

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.

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 representationsof fact or form part of any offer or contract.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan
EST. 2004