



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

£400,000

This detached bungalow is situated in a quiet and favoured location within a quarter of a mile from Bishopstone railway station and half a mile of the promenade and Newhaven and Seaford Sailing Club.

The property consists of three bedrooms, kitchen, living /dining room, bathroom and cloakroom. To the front of the property there is off road parking for two vehicles and a single garage with workshop to the rear.

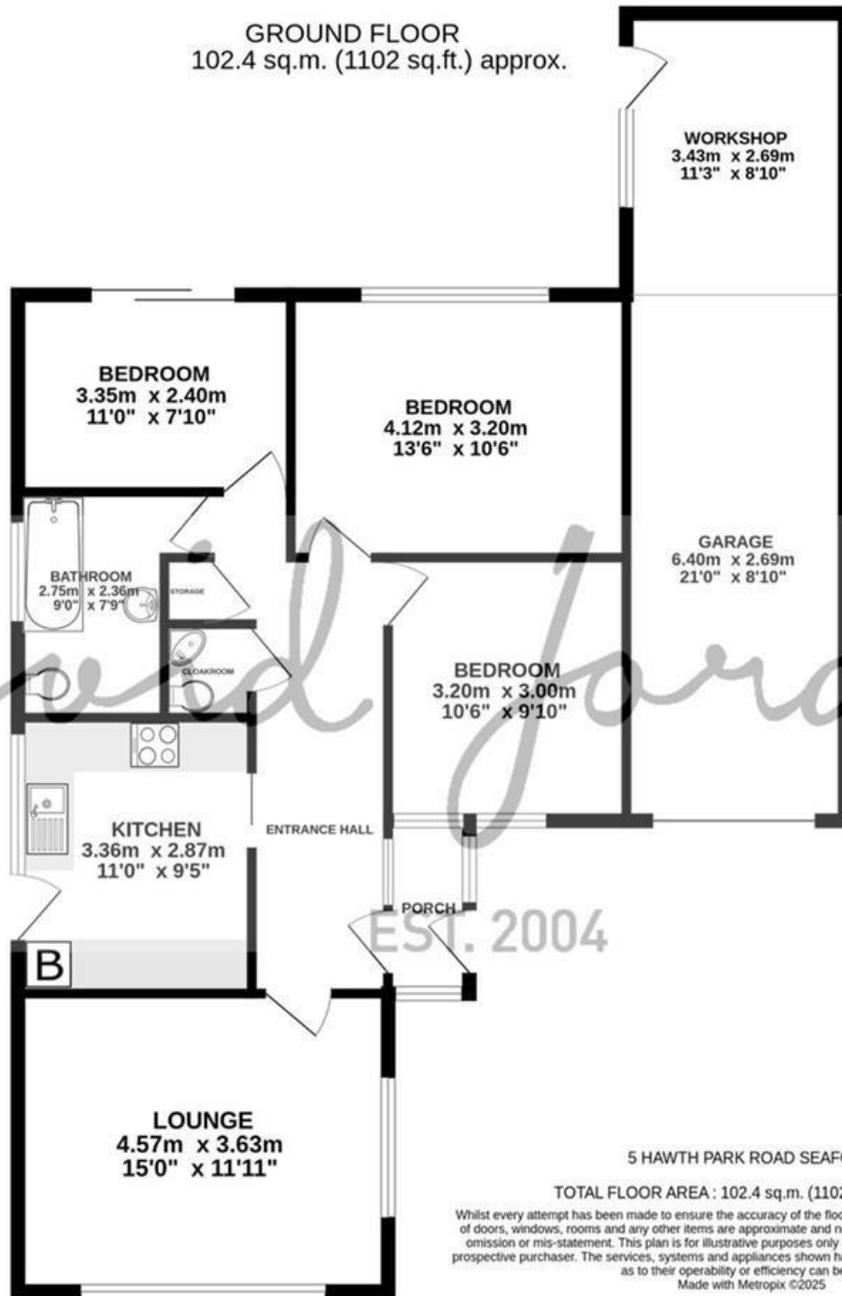
Seaford town centre is also within one and a half miles distant and has a selection of shops, cafes and restaurants, also benefitting from the beach nearby. Bus services operate along the A259 with services to Brighton & Eastbourne.

The property is offered for sale with immediate vacant possession and no onward chain.

- THREE BEDROOM
- DETACHED BUNGALOW
- KITCHEN
- LIVING / DINING ROOM
- BATHROOM
- GAS CENTRAL HEATING
- PLEASANT VIEWS TOWARDS THE SEA
- GARAGE WITH WORKSHOP AND OFF ROAD PARKING FOR TWO VEHICLES
- LOCATED WITHIN A QUARTER OF A MILE OF BISHOPSTONE STATION AND HALF A MILE OF SEAFORD SAILING CLUB
- VACANT POSSESSION WITH NO ONWARD CHAIN



GROUND FLOOR  
102.4 sq.m. (1102 sq.ft.) approx.



EST. 2004

5 HAWTH PARK ROAD SEAFORD

TOTAL FLOOR AREA : 102.4 sq.m. (1102 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: D

## 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.

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EST. 2004