



36 HINDOVER ROAD, SEAFORD, EAST SUSSEX, BN25 3NT

£299,950

This beautifully presented two bedroom mid-terrace home on Hindover Road offers an opportunity to acquire a property full of character and deceptively spacious throughout.

Finished with charming décor, the home retains many original features dating back to the mid 1900s, while still offering a modern standard of living.

The accommodation comprises two generously sized double bedrooms, a large dining room flowing into the kitchen, and a living room featuring a number of characterful features. Externally, the front garden is designed for easy maintenance as it is laid to patio, while the rear garden is similarly low maintenance with an area partly laid to lawn.

Ideally located close to shops and local bus routes, Hindover Road offers excellent access to local amenities. A local shop is situated on Alfriston Road, while bus stops providing routes to Brighton, Eastbourne, and Seaford town centre are all within half a mile.

- CHARACTERFUL TWO BEDROOM, MID-TERRACED HOME
- KITCHEN
- LIVING ROOM AND DINING ROOM WITH CHARACTER FEATURES
- REAR GARDEN LAID TO LAWN AND PATIO
- WELL-PRESENTED
- LOCATED NEAR TO LOCAL SHOPS
- BUS STOPS LESS THAN HALF A MILE AWAY
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- BATHROOM AND SEPARATE WC ON FIRST FLOOR







GROUND FLOOR  
44.3 sq.m. (477 sq.ft.) approx.

1ST FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



EST. 2004

36 HINDOVER ROAD SEAFORD

TOTAL FLOOR AREA: 77.4 sq.m. (833 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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## Ground floor

### PORCH

Quarry tiled flooring. Inner door entering into accommodation.

### LIVING ROOM

Radiator. Double glazed window to the front. Gas fire with wooden fireplace surround.

Shelving.

### KITCHEN

Range of wall mounted and base units. Porcelain butler sink. Integrated gas hob, oven and cooker hood. Space for appliances e.g. washing machine and tumble dryer.

Partially tiled. Double glazed window to the rear. Double glazed window to the side with a door leading to the rear garden.

### DINING ROOM

Wood, treated exposed floorboards. Exposed brick staircase leading to first floor.

Exposed brick fireplace surrounding a characterful wood-burning stove. Shelving. Space for understairs storage. Thermostat. Double glazed window to the rear. Two radiators.

Access to porch and front door.

## First floor

### LANDING

Storage cupboard housing Valliant gas fired boiler and shelving. Loft hatch.

### BEDROOM ONE

Double glazed window to the rear over looking garden. Radiator.

### BEDROOM TWO

Double glazed window to front. Radiator.

### BATHROOM

Bath with glass shower screen and a traditional bath mixer tap with a handheld shower attachment. Partially tiled surround. Porcelain wash-hand basin. Wall mounted vanity mirror. Double glazed window to the front. Radiator.

### SEPERATE WC

Double glazed obscure window to the rear. Wash-hand basin with tiled splash back. WC.

## Outside

### FRONT

Raised Patio area with pathway to front door. Brick built wall surrounding.

### REAR GARDEN

Large patio area as you come out of the kitchen door, with a pathway leading to a patio area at the back of the garden. Lawn area. Timber shed. Fenced gate leading to Hindover Crescent.

## 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 District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

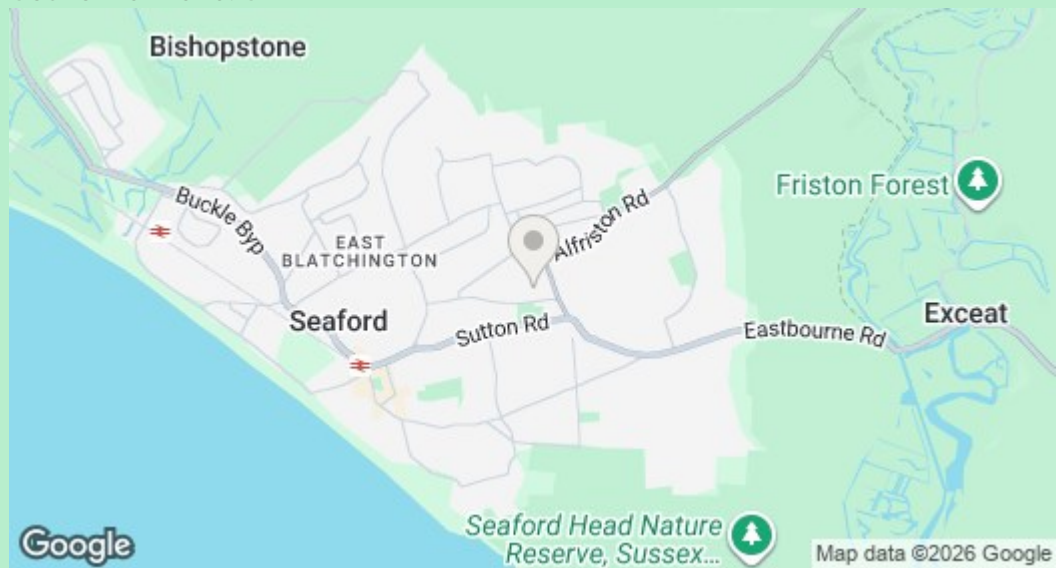
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General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will 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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