



59 HURDIS ROAD, SEAFORD, BN25 2ST

£375,000

David Jordan
EST. 2004
FOR SALE
01323 898414
DAVIDJORDAN.CO.

An opportunity to acquire a two bedroom detached bungalow, situated in this popular location approximately one mile from Bishopstone railway station, the Sailing Club and Seafront promenade. Bus services operating along the A259 between Eastbourne and Brighton are nearby. Seaford town centre is about two miles distant.

The accommodation has the advantage of a good sized lounge/dining room, kitchen/breakfast room, two double bedrooms and a spacious bathroom.

The enclosed rear garden is laid to level lawn and patio, with paved path and gate to the garage and driveway. There is a driveway affording off road parking for several vehicles leading to the single garage.

Further benefits include Upvc double glazed windows, gas central heating, and being offered for sale with no onward chain subject to grant of probate.

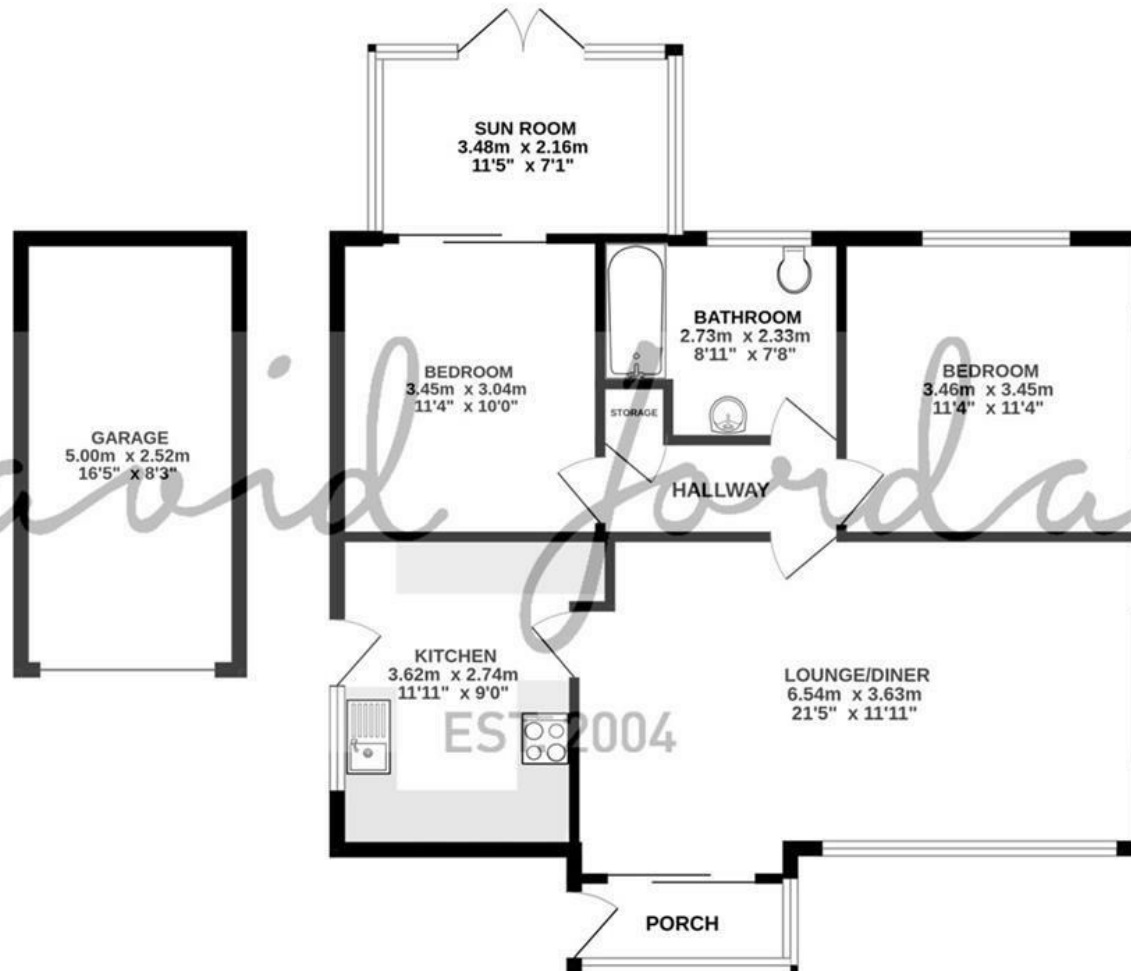
- TWO DOUBLE BEDROOMS
- DETACHED BUNGALOW
- SITUATED IN A QUIET LOCATION
- DISTANCE SEA VIEWS
- SPACIOUS LOUNGE/DINER
- BATHROOM WITH SHOWER
- GENEROUS-SIZED REAR GARDEN
- DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN SUBJECT TO GRANT OF PROBATE







GROUND FLOOR
89.0 sq.m. (958 sq.ft.) approx.



59 HURDIS ROAD SEAFORD

TOTAL FLOOR AREA : 89.0 sq.m. (958 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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Accommodation

PORCH

Windows to front and side. Sliding door into:
LOUNGE/DINER

Dual aspect. Two radiators. Electric fire with surround.

KITCHEN

Range of white base and wall units. Ample worktop space. Sink and drainer. Space for upright fridge freezer, cooker, washing machine and tumble dryer. Window. Door out to side.

INNER HALL

Access to loft via hatch. Storage cupboard.

BEDROOM ONE

Dual aspect. Fitted wardrobes. Radiator.

BATHROOM

White suite comprising w.c, panelled bath with shower and wash basin with storage beneath. Fully tiled walls. Vanity units. Radiator. Obscured window to rear.

BEDROOM TWO

Radiator. Sliding door out to:

CONSERVATORY

French doors out to rear garden. Power sockets.

Outside

FRONT

Brick paved driveway affording off road parking for several vehicles. Large lawn area. gated side access.

SINGLE GARAGE

Up-and-over door. Power and light.

REAR GARDEN

Mainly laid to lawn. Fence enclosed. Patio. Summerhouse.





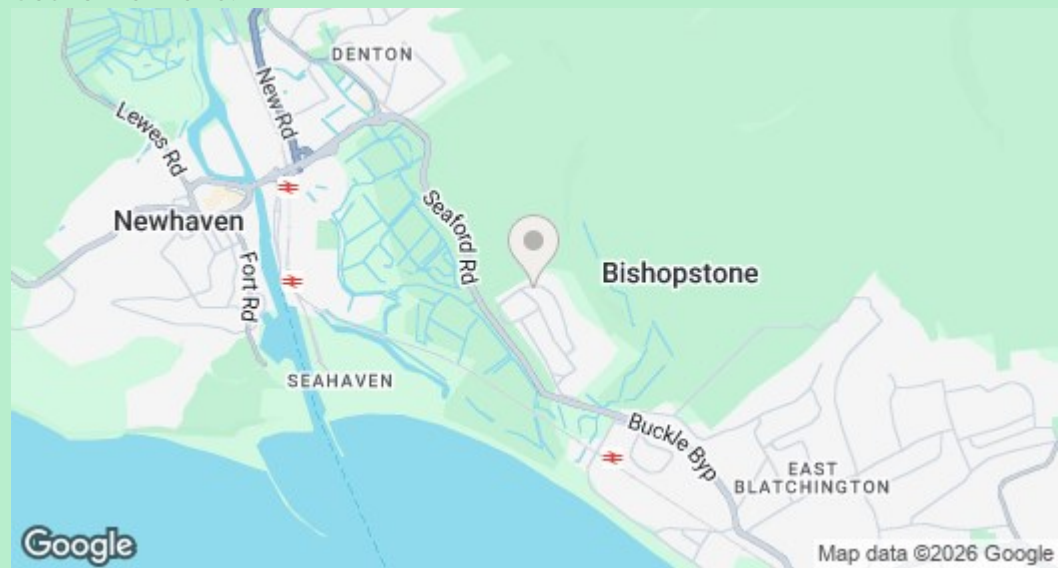
COUNCIL TAX BAND

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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sales@davidjordan.co.uk

davidjordan.co.uk

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