

theplan...



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

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

## localknowledge...

Hawth Grove is situated approximately a mile from Seaford Town which offers a wide range of shops, restaurants, cafés and pubs. Located between Brighton and Eastbourne and with good transport networks to Lewes and London Seaford has become a delightful town by the sea for all ages.

## moreinfo...

### Seaford office

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BED

## Extended Detached Bungalow

6 Hawth Grove, Seaford, BN25 2RP



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inbrief...

An attractive detached bungalow situated in the Hawth area of Seaford. The property has been extended and has been improved by the current owners to include a refitted kitchen, bathroom, cloakroom w/c, good size double aspect living room and dining hall. Outside there are well maintained gardens to three sides with well stocked borders with a variety of shrubs and plants. The front garden is open plan and also has hard standing and access to the garage.

- Style: Extended Detached Bungalow
- Bedrooms: 4 Bedrooms
- Reception rooms: Living Room/Dining Hall
- Area: 1004.1 Sq ft/93.3 SqM
- Outside: Well Manicured Gardens
- Parking: Off Road Parking and Garage
- Energy rating: D
- Council Tax Band: D

moredetail...

Phillipmann estate agents are delighted to offer a well presented and extended detached bungalow in the Hawth area of Seaford, close to local buses and within easy reach of Bishopstone Station.

The entrance offers a uPVC double glazed door leading to the dining hall, this leads to a good size double aspect living room with patio doors opening doors onto the rear garden. The inner hallway gives access to all other rooms to include a refitted kitchen with a good range of wall and base units with complimentary working surfaces, ceramic sink and drainer with cupboards below, integrated dish washer, cooker recess with filtered hood above and integrated fridge and freezer, integrated washing machine tiled splash-backs, serving hatch, radiator, window overlooking the garden and door to the rear porch.

The bedrooms are all good sizes, the master bedroom benefits from a range of wardrobes and has a window to the front, the second bedroom is also a good size double with a window to the side. Bedroom three is a double bedroom a lovely large window to the front letting in a good amount of natural light while the fourth bedroom, currently being used as a office study would be a single bedroom. The family bathroom has been fitted with a white suite comprising jacuzzi bath with mixer taps and thermostatic shower over, the wall mounted sink is set into a vanity unit with mixer taps, there are part tiled walls, an extractor fan and high level window. The cloakroom w/c benefits from a close coupled w/c and wash hand set into a vanity unit with part tiled walls and a window to the rear.

Outside the well maintained gardens are a real feature of this property with manicured lawns and stocked borders with a variety of shrubs and plants, a paved patio area, timber garden shed, outside tap and side access. The front garden is open plan and is laid to lawn. There is hard standing which provides off road parking and access to the garage.

What the owner says...

"Hawth Grove is a secluded spot in Seaford with distant views and easy access to Bishopstone station"



For further information on this property please contact senior negotiator Michael Stringer on 01323 898666.



Bear in mind...

This property has lots to offer is the way of spacious accommodation as well as delightful outside area's.