



99 Hurdis Road, Seaford, BN25 2TH

ROWLAND
GORRINGE

99 Hurdis Road Seaford BN25 2TH

£475,000

A well presented and spacious Four Bedroom detached house with parking for several cars ideally located in the sought after Bishopstone Village.

This beautifully presented detached family home is light and bright throughout with internal accommodation comprising; an entrance porch that leads to the cloakroom w/c and into the hallway. The contemporary L-shape kitchen is fitted with matching light oak effect wall and base units and a striking black, grey and white mosaic-tile splashback. The kitchen is also equipped with a variety of integrated appliances including electric double oven, gas hob, double sink, drainer unit, combination tap and space for further appliances. A spacious lounge/dining room that offers doors leading to the private rear garden. There is one further study located on this floor.

To the first floor you will find four well proportioned bedrooms, including a generously sized master complete with ensuite shower room. A family bathroom fitted with panel bath, overhead shower, hand wash basin and w/c.

To the front you will find a garage and driveway, with electric car charging point, whilst the rear provides a private garden, mostly laid to lawn, with access into the rear of the extended garage.

Situated in the sought after Bishopstone area, Hurdis Road lies within two miles of Seaford Town Centre and half a mile from Bishopstone railway station (with services to London Victoria via Lewes) and the beach. A local bus route gives ease of access to the town centre. Seaford has a railway station, comprehensive shopping and medical facilities, two golf clubs and down land walks. There is a long uncommercialised seafront esplanade and beach, with sailing club. Bus services are available to Brighton, Eastbourne and surrounding villages.

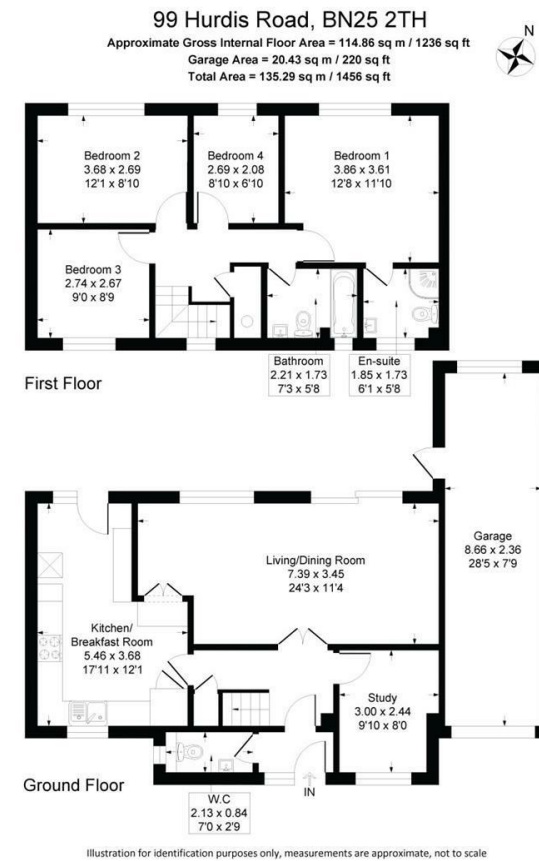


- Approximately 1456 sqft
- 4 Bedrooms
- L-Shaped Kitchen
- Ample Off-Road Parking
- Private Rear Garden
- Detached Family Home
- Living/Dining Room
- Garage
- Electric Car Charging Point
- Sea Views



Kitchen/ Breakfast Room	5.46 x 3.68 (17'10" x 12'0")
Living/ Dining Room	7.39 x 3.45 (24'2" x 11'3")
Study	3.00 x 2.44 (9'10" x 8'0")
W/C	2.13 x 0.84 (6'11" x 2'9")
Bedroom 1	3.86 x 3.61 (12'7" x 11'10")
En-Suite	1.85 x 1.73 (6'0" x 5'8")
Bedroom 2	3.68 x 2.69 (12'0" x 8'9")
Bedroom 3	2.74 x 2.67 (8'11" x 8'9")
Bedroom 4	2.69 x 2.08 (8'9" x 6'9")
Bathroom	2.21 x 1.73 (7'3" x 5'8")
Garage	8.66 x 2.38 (28'4" x 7'9")
EPC - C	
Council Tax - E	





Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
 www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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