



16 HILL RISE, SEAFORD, EAST SUSSEX, BN25 2UA

£675,000

The house was built in 1963, and set elevated to the road this detached residence enjoys stunning views of the sea, country side and generous gardens.

The property has been a much loved family home for many years and whilst there is scope for some modernisation, the incredible sea and countryside views together with the generous gardens set this property apart. The property also benefits from uPVC double glazing, an updated consumer unit & boiler and a Therma Dynamic solar panel which provides hot water.

On the ground floor there is an entrance porch, then leading from the reception hall there is a through living room with open fireplace, wood block flooring and patio doors opening onto the garden, dining room with wood flooring & serving hatch from kitchen, refitted kitchen/breakfast room with patio doors opening onto the garden, and a cloakroom/WC. An extension to the side, built in the early 1980's added an office and studio/garden room.

On the first floor there is a bathroom and four bedrooms, three of them with recessed wardrobes and the fourth bedroom benefitting from a walk in eaves storage cupboard.

The rear garden enjoys a south westerley aspect with lovely views to the sea and Newhaven harbour. A brick patio area adjoins the property, there is then a generous lawn with established shrub beds and borders. The rear garden is enclosed by a mixture of brick and flint wall and fencing.

The front garden is also laid to lawn with shrubbery. The property can be accessed via steps to the front or a brick paved sloped path to the side.

The good size garage and driveway offer ample storage and off road parking.

- DETACHED FAMILY HOME
- FAR REACHING SEA AND DOWNLAND VIEWS
- FOUR BEDROOMS
- LOUNGE, CONSERVATORY STUDY AND DINING ROOM
- KITCHEN/ BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- EAVES STORAGE
- SPACIOUS GARAGE
- STUNNING REAR GARDEN WITH SEA VIEW







Entrée des Artistes



GARAGE
23.9 sq.m. (257 sq.ft.) approx.

GROUND FLOOR
82.5 sq.m. (888 sq.ft.) approx.

1ST FLOOR
68.9 sq.m. (742 sq.ft.) approx.



EST. 2004

16 HILL RISE SEAFORD

TOTAL FLOOR AREA : 175.3 sq.m. (1887 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

The house was built in 1963 and set elevated to the road, this detached residence enjoys stunning views of the sea, countryside and generous gardens.

The property has been a much loved family home for many years and whilst there is scope for some modernisation, the incredible views, together with the generous gardens, set this property apart. The property also benefits from uPVC double glazing, an updated consumer unit and boiler and a Therma Dynamic solar panel which provides hot water.

The entrance porch on the ground floor opens into the reception hall and from here a door opens into the living room with open fireplace, wood block flooring and patio doors open onto the rear garden. An extension to the side, built in the early 1980s, added an office and studio/garden room.

The dining room, cloakroom and kitchen/breakfast room with patio doors to the garden are also accessed from the reception hall.

On the first floor there is a bathroom and four bedrooms, three of them have recessed wardrobes and the fourth has eaves storage.

The south westerly aspect enclosed rear garden enjoys lovely views to the sea and Newhaven harbour. A brick patio adjoins the property with a generous sized lawn and established beds and borders, enclosed by a combination of fence, brick and flint wall boundaries.

The front garden is also laid to lawn and shrubbery and the property can be accessed via steps to the front or a brick paved sloped path to the side. The good sized garage and driveway offer ample storage and off road parking.

First Floor

There are four bedrooms, three of them with recessed wardrobes and the fourth bedroom benefitting from a walk in eaves storage cupboard. There is also a family bathroom

Rear Garden

Enjoying a south westerly aspect with lovely views to the sea and Newhaven harbour. A brick patio area adjoins the property, there is then a generous lawn with established shrub beds and borders. The rear garden is enclosed by a mixture of brick and flint walling and fencing.

Front Garden

Laid to lawn with shrubbery. The property can be accessed via steps to the front or a brick paved sloped path to the side.

Garage

The good size garage and driveway offer ample storage and off road parking.



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

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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