



55 MARINE DRIVE, BISHOPSTONE, EAST SUSSEX, BN25 2RU

£535,000

An opportunity to acquire a spacious semi-detached property, situated in this superb and unique position in Bishopstone. Delightful open views across Tide Mills and the sea can be enjoyed from all principal rooms and the rear garden.

The property is situated within two miles of Seaford town centre and a short distance from Bishopstone railway station and Tide Mills beach.

The property has generous, level accommodation consisting of reception hall, family bathroom, three double bedrooms, utility room, south westerly aspect kitchen/diner, living room, and conservatory which leads out to the rear garden offering some equally stunning views.

The rear garden is mainly laid to lawn and extends to approximately 200 feet with the benefit of a large decked area, storage and garden sheds.

Further benefits include gas central heating, double glazing and attached garage which is approached via driveway. The large loft space would have potential to extend, subject to necessary planning consents.

- EXPANSIVE VIEWS TOWARDS TIDE MILLS AND THE SEA
- THREE DOUBLE BEDROOMS
- SEMI-DETACHED BUNGALOW
- SPACIOUS LIVING ACCOMMODATION
- APPROXIMATELY 200 FOOT LONG REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- MODERN KITCHEN DINER
- SOUTH WESTERLY ASPECT
- EN-SUITE BATHROOM TO MAIN BEDROOM
- SINGLE GARAGE

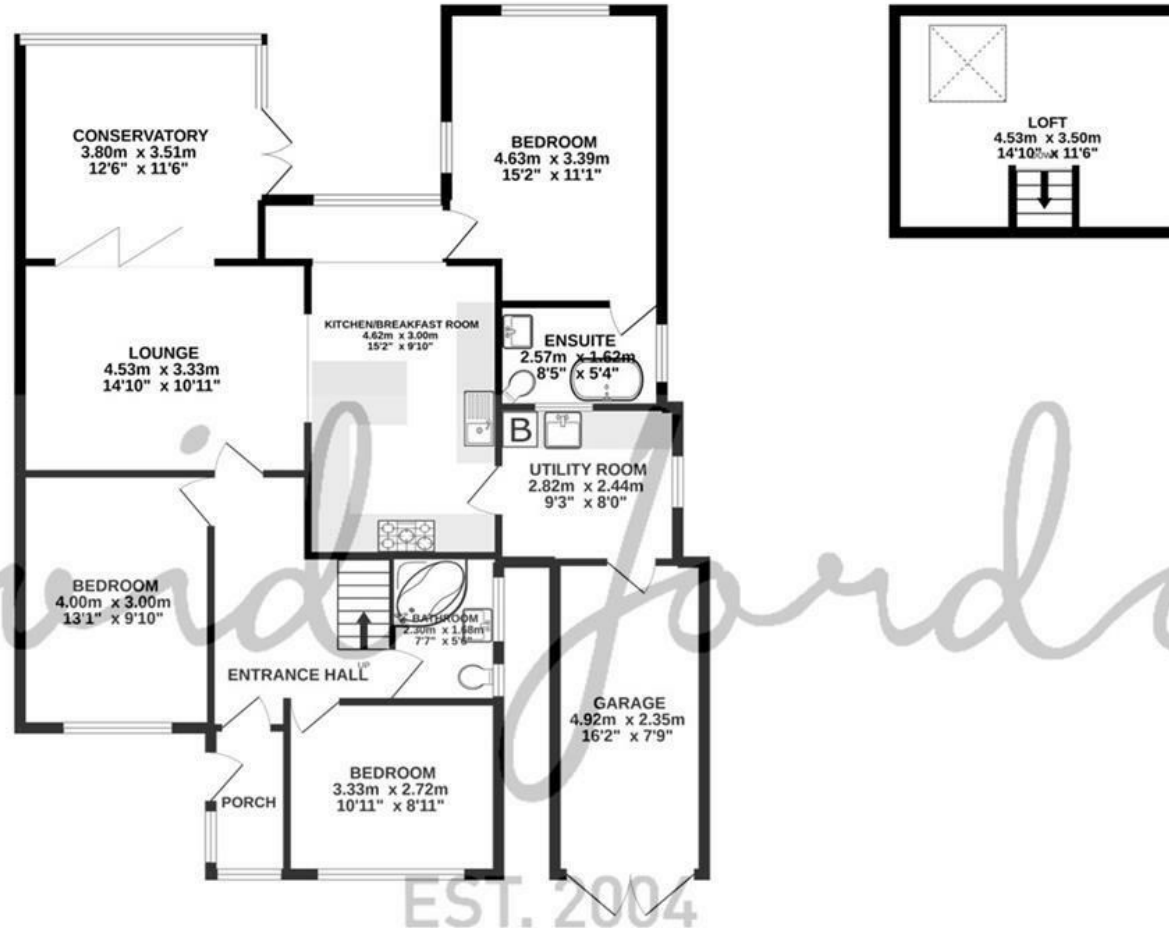






GROUND FLOOR
119.5 sq.m. (1287 sq.ft.) approx.

LOFT
15.8 sq.m. (171 sq.ft.) approx.



55 MARINE DRIVE BISHOPSTONE SEAFORD

TOTAL FLOOR AREA: 135.4 sq.m. (1457 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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FRONT

The property is approached via a large driveway that is laid to shingle and provides off road parking for several vehicles, and has access to the single garage via stable style door.

GROUND FLOOR

There is an entrance porch with a built in unit housing the fuse board, gas and electric meters and there is ample space for coats. The entrance hall provides access to each of the principal rooms. The main open-plan living area is light and airy, and consists of a good-sized living room, kitchen breakfast room and a large conservatory. Each of these rooms have the added benefit of expansive views towards Newhaven Bay, Tide Mills and the sea. The kitchen consists of a range of modern base and wall mounted units, one and a half sink and drainer, integrated dishwasher, space for range cooker and American style fridge-freezer.

There are three good-sized double bedrooms, two of which overlook the front, and the main bedroom is dual aspect with the benefit of built-in wardrobes, access to the garden and an en suite. The modern and well fitted en suite consists of W.C, Jacuzzi bathtub and wash basin set into vanity unit with LED lights, extractor fan and a heated towel rail. The utility room has a wall mounted Worcester gas fired combination boiler, large sink, space for washing machine and tumble dryer, provides access to the garden from the side, and has a personal door into the single garage. The loft room has a large Velux window affording expansive views directly towards Newhaven Bay, Tide Mills Way, Newhaven Fort, and the seafront. There is ample loft storage, fitted desks across back wall and the potential to extend, subject to necessary planning consent.

REAR

The rear garden extends to approximately 200 feet and enjoys a south westerly aspect. It features a large decking area with ample dining and seating space. There are steps leading down to the remainder of the garden, which is laid to lawn. The garden also has a range of mature shrubs and bushes and has the benefit of a storage shed, summer house, allotment area suitable for planting, garden shed, children's climbing frame and swing set, and a large Wildlife pond. Views toward Newhaven Bay, Tide Mills Way, Newhaven Fort, and the seafront can be enjoyed from all points in the garden.





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.



01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004