



9 HOLMES CLOSE, BISHOPSTONE, BN25 2TN

£500,000

Nestled in the cul-de-sac of Holmes Close, Seaford, this charming three-bedroom detached bungalow has recently been modernised.

As you step inside, you are greeted by a warm and inviting atmosphere. The property features a kitchen/breakfast room, a family bathroom, and a separate shower room - all installed in 2024. Additionally, there is a convenient utility/office that leads to the side garden, lounge, three generously sized bedrooms, and a spacious conservatory added in 2007.

The property benefits from far reaching views over neighbouring rooftops to farmland and the historic Newhaven Fort. The private rear garden which backs partly onto farmland is well stocked with mature trees, shrubs and hedges, providing space for several seating areas.

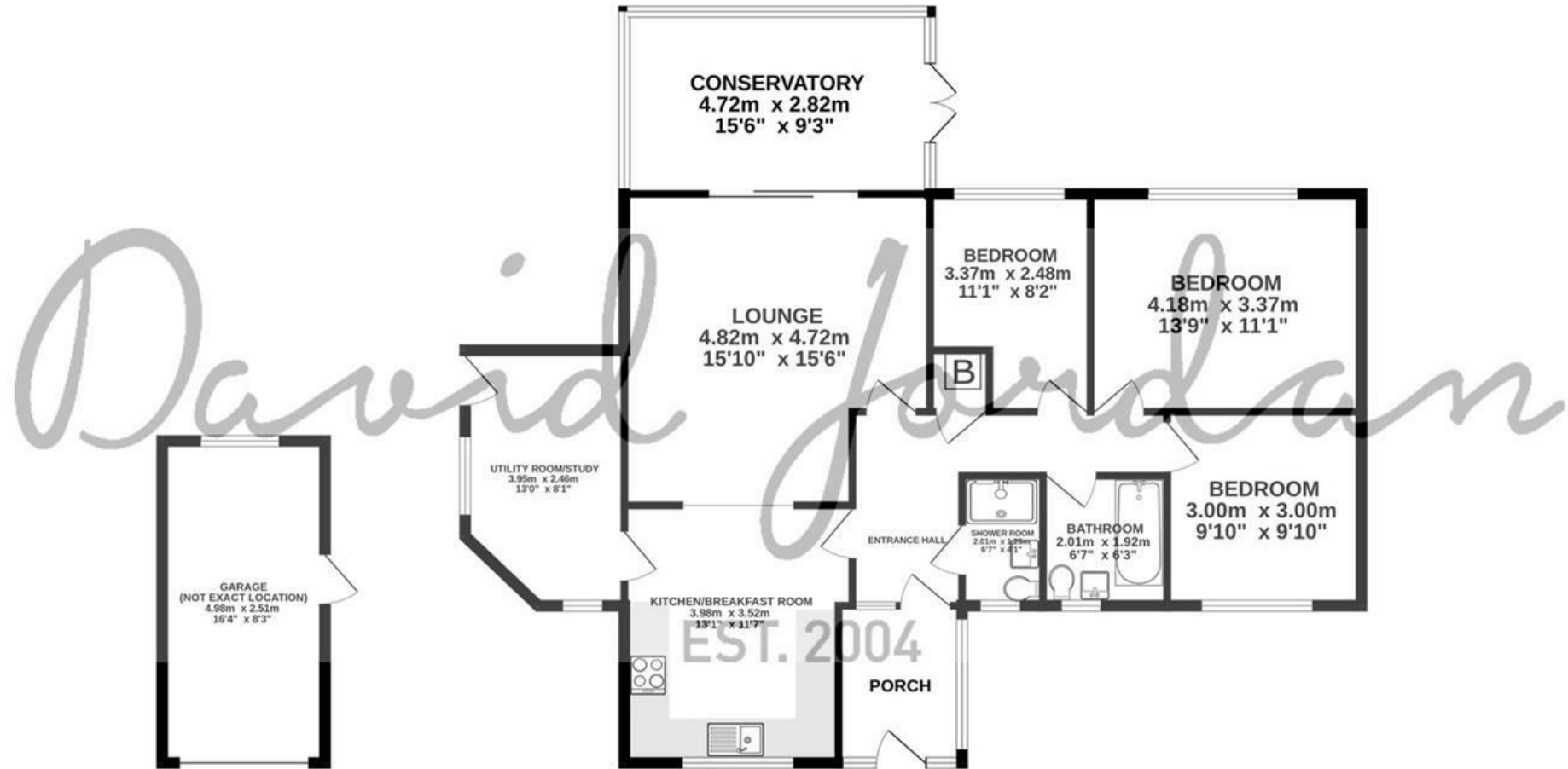
Located within approximately one mile to local bus routes, Bishopstone train station, and the beachfront. Seaford town centre with its range of amenities, shops and mainline railway station is approximately two miles distant. A local bus service operates approximately every half an hour.

This attractive home benefits from uPVC double glazing and gas central heating.

- DETACHED BUNGALOW
- RECENTLY MODERNISED THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- LOUNGE
- CONSERVATORY
- THREE GENEROUSLY SIZED BEDROOMS WITH SEPARATE OFFICE/UTILITY ROOM
- FAMILY BATHROOM WITH SEPARATE SHOWER ROOM
- VIEWS OVER NEIGHBOURING PROPERTIES TO FARMLAND AND NEWHAVEN FORT
- UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- SINGLE GARAGE WITH TANDEM DRIVEWAY FOR SEVERAL VEHICLES



GROUND FLOOR
120.1 sq.m. (1293 sq.ft.) approx.



9 HOLMES CLOSE BISHOPSTONE SEAFORD

TOTAL FLOOR AREA : 120.1 sq.m. (1293 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.
Made with Metropix ©2024



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE

CERTIFICATES (EPC)

Energy Efficiency Rating: C



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