



WHITE WINGS 24 ROOKERY WAY, BISHOPSTONE, BN25 2TD

£625,000

'White Wings', commands an elevated position enjoying far reaching panoramic views of surrounding open farmland towards Bishopstone village and extensive views of Seaford bay. Situated in a popular location close with Bishopstone railway station, Seaford & Newhaven Sailing Club and the promenade with bus services that operate along the A259 between Eastbourne and Brighton nearby and Seaford town centre within approximately one and a half miles.

Accommodation is arranged over two floors, with the ground floor comprising; spacious sitting room, dining space, sun lounge, kitchen breakfast room, two double bedrooms and a shower room.

An extensive loft conversion completed in 2018 has provided an impressive bedroom suite which enjoys panoramic countryside and sea views. This generous space includes a dressing area with wardrobes, an en-suite shower room and double doors opening onto the roof.

Other features and benefits include 100 feet long tiered landscaped rear garden with decorative stone balustrade walls and large storage shed.

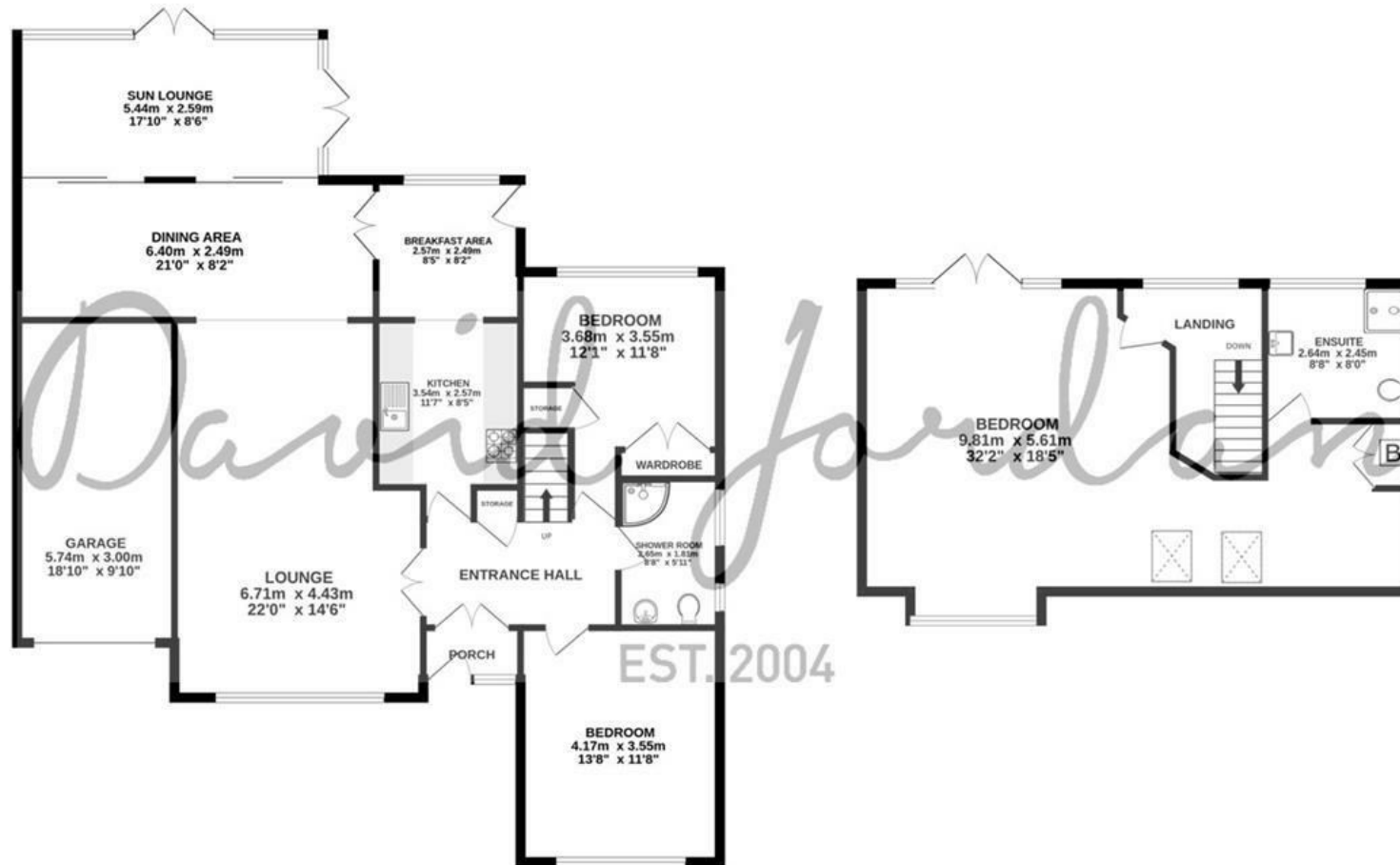
Offered for sale with vacant possession, this sale is currently subject to a grant of probate.

- DETACHED CHALET BUNGALOW BACKING SOUTH
- BREATHTAKING VIEWS OF SEAFORD BAY AND TOWARDS MILES OF DOWNLAND
- SITTING ROOM WITH ADJOINING LARGE DINING SPACE
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- TWO GROUND FLOOR BEDROOMS
- SUN LOUNGE
- GROUND FLOOR SHOWER ROOM
- MAIN BEDROOM SUITE ON THE FIRST FLOOR WITH DRESSING ROOM AND EN-SUITE BATHROOM
- GARAGE AND OFF STREET PARKING
- 100 FOOT LONG LANDSCAPED REAR GARDEN



GROUND FLOOR
130.5 sq.m. (1404 sq.ft.) approx.

1ST FLOOR
55.0 sq.m. (592 sq.ft.) approx.



24 ROOKERY WAY BISHOPSTONE SEAFORD

TOTAL FLOOR AREA : 185.4 sq.m. (1996 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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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.

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EST. 2004