



5 STATION ROAD, BISHOPSTONE, EAST SUSSEX, BN25 2RB

£599,950

This beautifully presented 3/4 bedroom chalet bungalow is situated in an elevated position, commanding far reaching views over neighbouring properties to Tide Mills, Newhaven and the sea. Located within a generous plot with expansive front and rear gardens.

Bishopstone railway station is within a short distance, providing links to Lewes, Brighton and London. Newhaven and Seaford Sailing Club, and bus services which operate along the South Coast Road between Eastbourne and Brighton are also within short distance. Cross channel ferry from Newhaven to Dieppe is located just over two miles from the property.

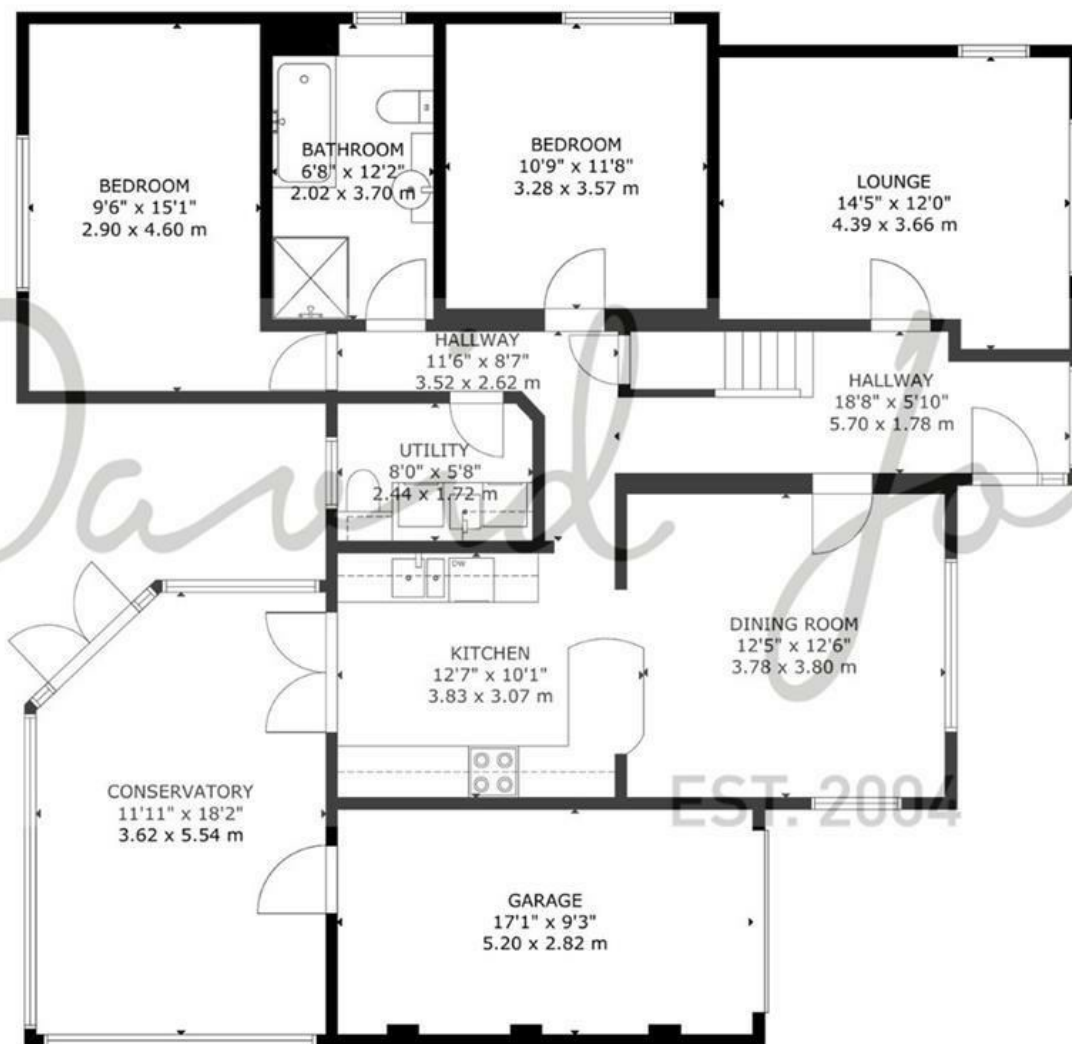
Seaford town centre is less than two miles away, with a wide range of shopping and recreational facilities including several restaurants, two golf courses, leisure centre and unspoilt beach. The property also benefits from easy access to the South Downs which surround Seaford and Bishopstone.

The ground floor consists of an open plan kitchen/diner, utility room, sitting room, family bathroom and two good sized bedrooms with one overlooking the rear garden. On the first floor there is a double bedroom, study and shower room. There is also an integrated garage and off road parking for several vehicles.

An early viewing is advised to appreciate the accommodation on offer.

- A WELL PRESENTED 3/4 CHALET BUNGALOW
- EXPANSIVE VIEWS OVER ROOF TOPS TOWARDS TIDEMILLS AND NEWHAVEN FORT
- SITTING ROOM
- KITCHEN/DINER
- UTILITY ROOM WITH WC
- TWO GROUND FLOOR BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SINGLE GARAGE
- OFF ROAD PARKING FOR SEVERAL CARS





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 150 m²/1,615 sq ft
 FLOOR 1: 118 m²/1,267 sq ft, FLOOR 2: 32 m²/348 sq ft
 EXCLUDED AREAS: GARAGE: 15 m²/158 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



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