



1 ROCHFORD WAY, SEAFORD, BN25 2SH

£435,000

Situated in the sought-after Bishopstone location, this three bedroom bungalow allows for a peaceful way of living whilst still being easily connected to places such as Seaford town centre, Brighton & Eastbourne via bus routes located on the A259. Bishopstone train station is approximately 0.6 miles away with trains direct to Brighton and the option for a singular change at Lewes for a commute to London.

For families, retirees, or anybody else seeking a single-story living arrangement, the interior of this bungalow provides an open, light-filled, and roomy manner of living entirely on one floor, making it the ideal choice.

Warmth in the winter and coolness in the summer are provided by a spacious conservatory with an insulated roof, connected onto the large living area. With built-in amenities such a dishwasher, oven/grill, microwave, and six-ring gas-fired hob, the modern kitchen with a central skylight adds to the feeling of space. The addition of a sunroom to the kitchen's side could serve useful as a utility area or a spot to take in the view. The main bedroom has ample amounts of space and built-in wardrobes. The second bedroom still has sufficient space for a double bed. Whilst the third bedroom is currently used as a home office.

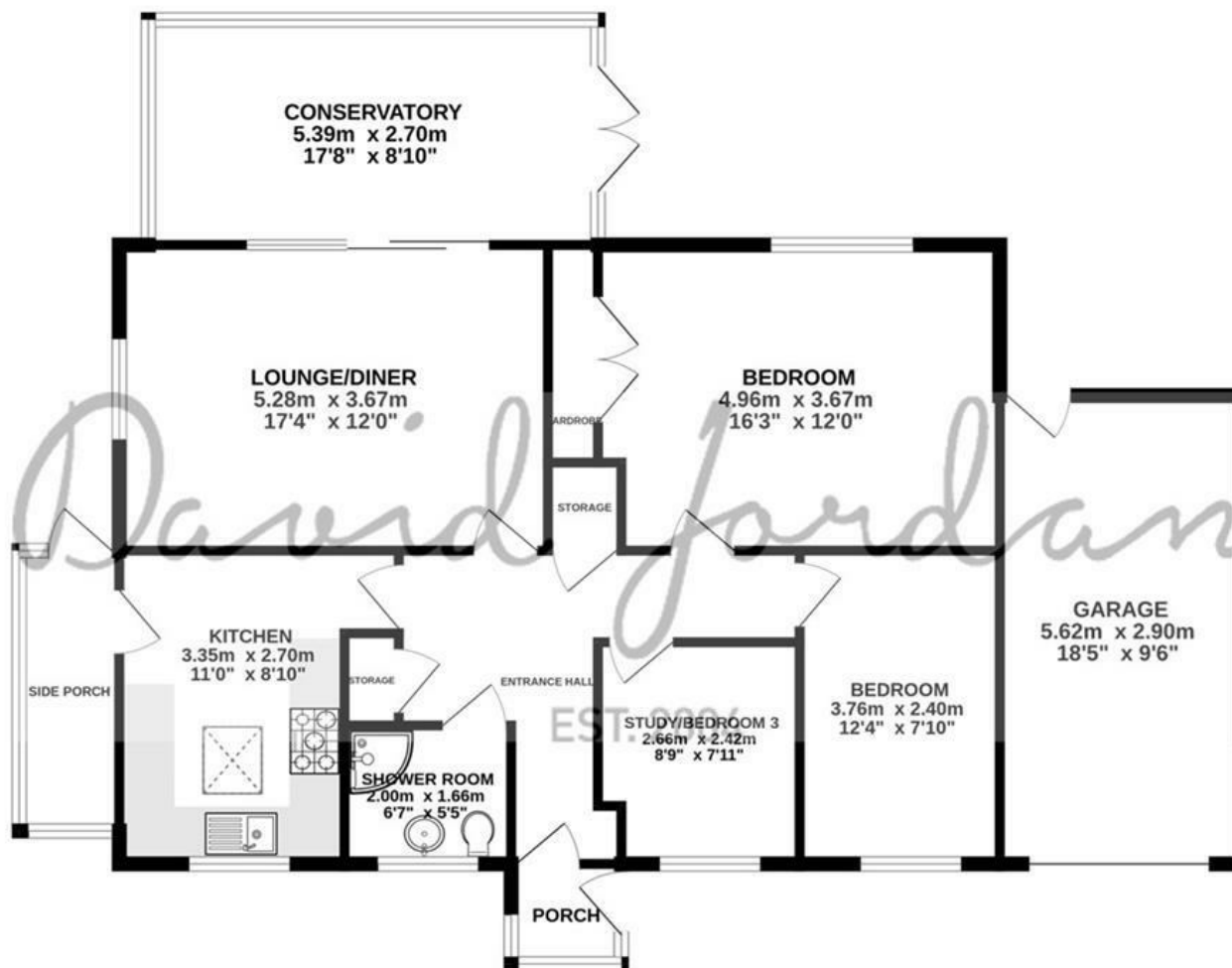
Rear garden is partially laid to lawn with a large patio area featuring a wooden built pergola with a raised decked area set up perfectly to enjoy views towards the sea and Newhaven Harbour. A hot-tub adds to the continuous theme of a relaxing environment.

Further other features include uPVC Double glazed windows throughout and gas fired central heating.

- DETACHED THREE BEDROOM BUNGALOW
- MODERN KITCHEN WITH SKYLIGHT AND BUILT IN APPLIANCES
- BEDROOM ONE COMES WITH LARGE BUILT IN WARDROBES
- FAMILY SHOWER ROOM
- SITTING ROOM
- CONSERVATORY WITH INSULATED ROOF
- WESTERLY ASPECT REAR GARDEN
- WOODEN PURGOLA WITH RAISED DECKING
- HOT-TUB
- DOUBLE GLAZED UPVC WINDOWS AND GAS CENTRAL HEATING



GROUND FLOOR
114.9 sq.m. (1236 sq.ft.) approx.



1 ROCHFORD WAY BISHOPSTONE SEAFORD

TOTAL FLOOR AREA : 114.9 sq.m. (1236 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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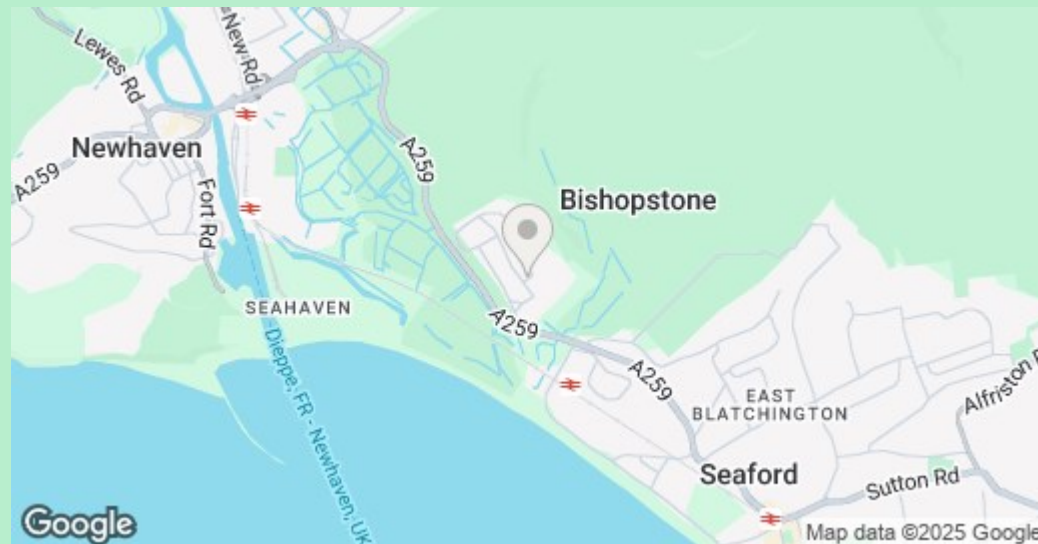
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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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EST. 2004