



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

£675,000



An opportunity to acquire a spacious detached chalet, set in a superb position in Bishopstone, offering delightful open views across Tide Mills and Newhaven Bay to the sea from the kitchen/breakfast room, sitting room, study, and main bedroom.

Located within two miles of Seaford town centre and about three quarters of a mile from Bishopstone railway station and Tide Mills beach, the property offers generous accommodation. The ground floor comprises a reception hall, family bathroom, three double bedrooms, including bedroom two with an en-suite shower room. There is also a side porch, sitting room, study, porch, and a south-westerly aspect kitchen/breakfast room with access to the rear garden, showcasing stunning views.

The first floor features bedroom one, complete with a walk-in wardrobe and en-suite shower room.

The rear garden extends to approximately 220 feet and is mainly laid to lawn, featuring a large patio area with steps leading down to an extensive lawn, timber storage with light and power, and garden sheds.

Additional benefits include gas central heating, double glazing, and an attached garage with an electric roller door.

- FOUR BEDROOM DETACHED CHALET
- FAR REACHING VIEWS OVER TIDE MILLS, TO THE SEA AND NEWHAVEN FORT
- FAMILY BATHROOM AND EN-SUITES TO BEDROOM ONE AND TWO
- WELL PRESENTED KITCHEN / BREAKFAST ROOM
- SITTING ROOM AND STUDY
- INTEGRATED GARAGE
- SOUTHERLY ASPECT REAR GARDEN EXTENDING APPROXIMATELY 220 FEET
- APPROXIMATELY THREE QUARTERS OF A MILE FROM BISHOPSTONE RAILWAY STATION AND TIDE MILLS BEACH
- LOCATED WITHIN TWO MILES OF SEAFORD TOWN CENTRE
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING WITH COMBINATION BOILER



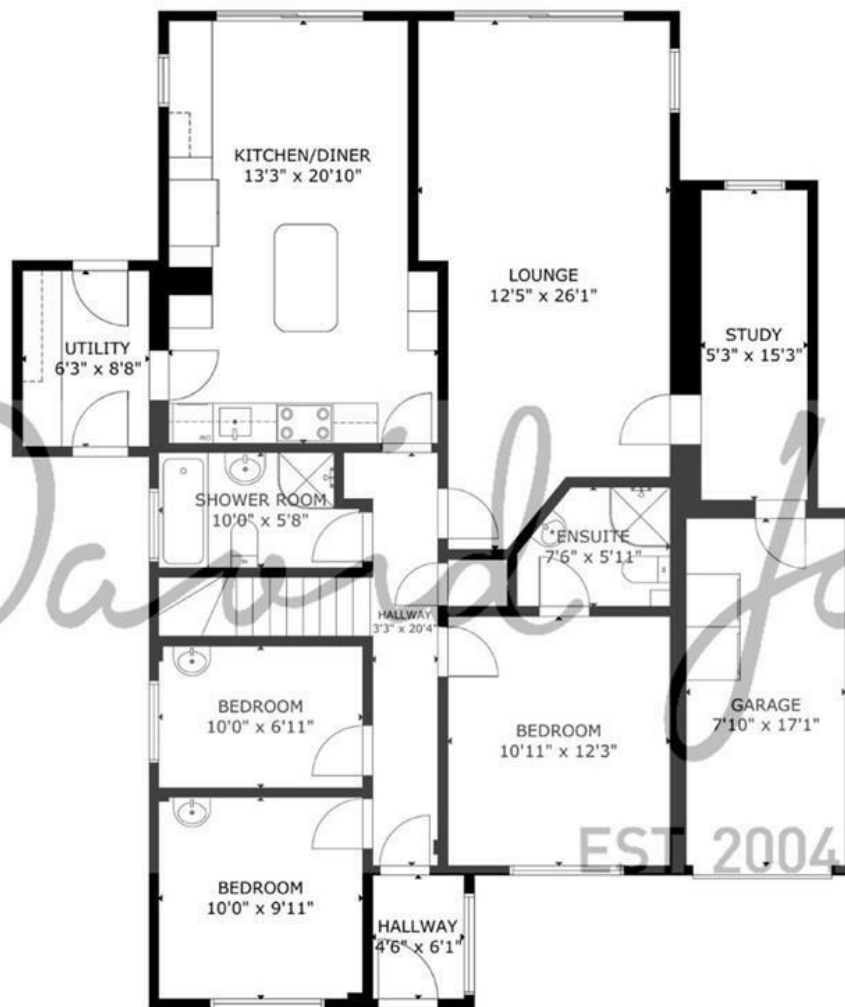












FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 1,977 sq.ft  
 FLOOR 1: 1,302 sq.ft, FLOOR 2: 675 sq.ft  
 EXCLUDED AREAS: GARAGE: 134 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







### Ground floor

Double glazed entrance door to Porch with radiator and double glazed window to side. Door to: ENTRANCE HALL

Radiator. Storage cupboard with radiator. Stairs to first floor.

### KITCHEN / BREAKFAST ROOM

Range of wall and base units. Wooden worktop with inset one and a half bowl sink and drainer. Space for range style cooker with cooker hood above. Space for dishwasher and fridge freezer. Island providing additional worktop extending to breakfast bar. Radiator. Double glazed door to Side Porch and double glazed window and patio doors overlooking rear garden with far reaching views to the sea.

### SIDE PORCH

Tiled floor. Double glazed doors to both front and rear. Wall and base units with worktop.

### SITTING ROOM

Double glazed patio door to rear with far reaching views over the garden to the sea. Feature fireplace. Two radiators.

### STUDY

Double glazed window to rear. Radiator. Personal door to garage.

### BEDROOM TWO

Double glazed window to front. Radiator. Door to:

### EN-SUITE

Close coupled wc. Shower cubical. Wash basin with tiled splash back and mirror above. Radiator.

### BEDROOM THREE

Double glazed window to front. Radiator. Pedestal wash basin.

### BEDROOM FOUR

Double glazed window to side. Radiator. Pedestal wash basin.

### BATHROOM

White suite comprising bath, close coupled wc, pedestal wash basin with tiled splash back. Shower enclosure. Radiator. Double glazed window. Under stairs storage cupboard.

### First floor

### BEDROOM ONE

Two velux style windows to side and double glazed window to rear with far reaching views over the garden to Tide Mills, Newhaven Fort and the sea. Two radiators. Walk in wardrobe. Door to:

### EN-SUITE

Close coupled wc. Shower enclosure and two pedestal wash basins with mirror above. Double glazed window to side. Extractor fan.

### Outside

### SOUTHERLY ASPECT REAR GARDEN

Extending approximate 220 feet with a paved patio adjoining the of the property with steps down to smaller patio and extensive lawn. Timber store and larger timber shed with light and power. Greenhouse. Wild garden space and pond.

### GARAGE

Alpha wall mounted gas fired combination boiler. Electric consumer unit and meter. Accessed via electric roller door.

### FRONT GARDEN

Mainly laid to shingle providing off road parking for several vehicles. Shrub planting.

### Disclaimer

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.





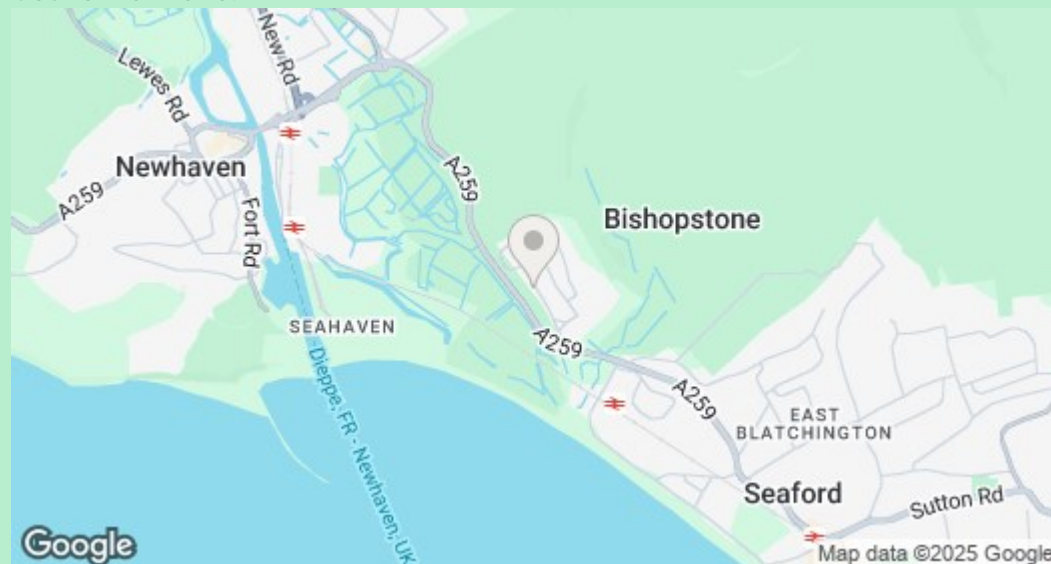
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## 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.

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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](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004