



5. Cantercrow Hill, Denton, BN9 0RP

5. Cantercrow Hill Denton

BN9 0RP

Guide Price £425,000

An immaculately presented 3 bedroom, 2 reception room detached bungalow located in the desirable heart of Denton village. Deceptively spacious the bungalow offers off road parking for 2 cars, garage, sheltered walkway, study area, attractive landscaped gardens and generous room dimensions.

Step inside the spacious entrance hall which is centrally located and all rooms flow from. The kitchen diner is generous in its proportions and has an abundance of work surface, a mixture of white gloss wall and base units, glass display unit and a sizeable seating/breakfast/dining area with large window

Looking out over the attractive rear garden. The dual aspect lounge is bright and airy and has a log fire with natural brick surround, French doors leading to the rear garden and access to both the kitchen/breakfast room and the entrance hall. A spacious shower room is located off the hallway complete with towel rail, wash basin and toilet, finished with attractive white tiling and decorative border. A separate W.C. is also available for guest use or when the shower room is occupied. The main bedroom is located to the front of the property and has plenty of space for a bed plus various items of bedroom furniture and is complete with a Georgian style window. There are 2 further bedrooms both currently configured with single beds and bedroom furniture.

Outside the landscaped rear garden is a picture of tranquillity and is both private and secluded with low maintenance borders, shrubs and trees. The garden offers different levels and seating positions from which to enjoy the Summer sun and the area can be configured in many different ways with the clever use of potted plants and shrubs. For those that love to garden, a handily placed garden centre is just a short walk or drive from the property.

The South Downs National Park, with its delightful countryside walks is within easy reach. Popular local Village pubs 'The Flying Fish' and Hampden Arms are a few streets away. Local shops and bus services can be found at Denton Corner, also a Sainsbury's supermarket are all within a mile. The cross-channel ferry service to Dieppe and railway station are both with approximately a mile and a half. The county town of Lewes is within eight miles, the City of Brighton and Eastbourne are approximately twelve miles.



- Detached Bungalow
- Beautifully Presented
- Three Bedrooms
- Landscaped Rear Garden
- Garage

- Deceptively Spacious
- Denton Village Location
- Wood Burner
- Off Road Parking for 2 Cars
- Close to Picturesque Walks



Entrance Hall

Living/Dining Room 4.80m x 4.06m (15'9" x 13'4")

Kitchen/Breakfast Room 5.36m x 3.05m (17'7" x 10")

Bedroom One 3.66m x 3.66m (12" x 12")

Bedroom Two 2.74m x 2.49m (9" x 8'2")

Bedroom Three 2.67m x 2.36m (8'9" x 7'9")

Study 2.49m x 1.60m (8'2" x 5'3")

Shower Room

WC

Garage

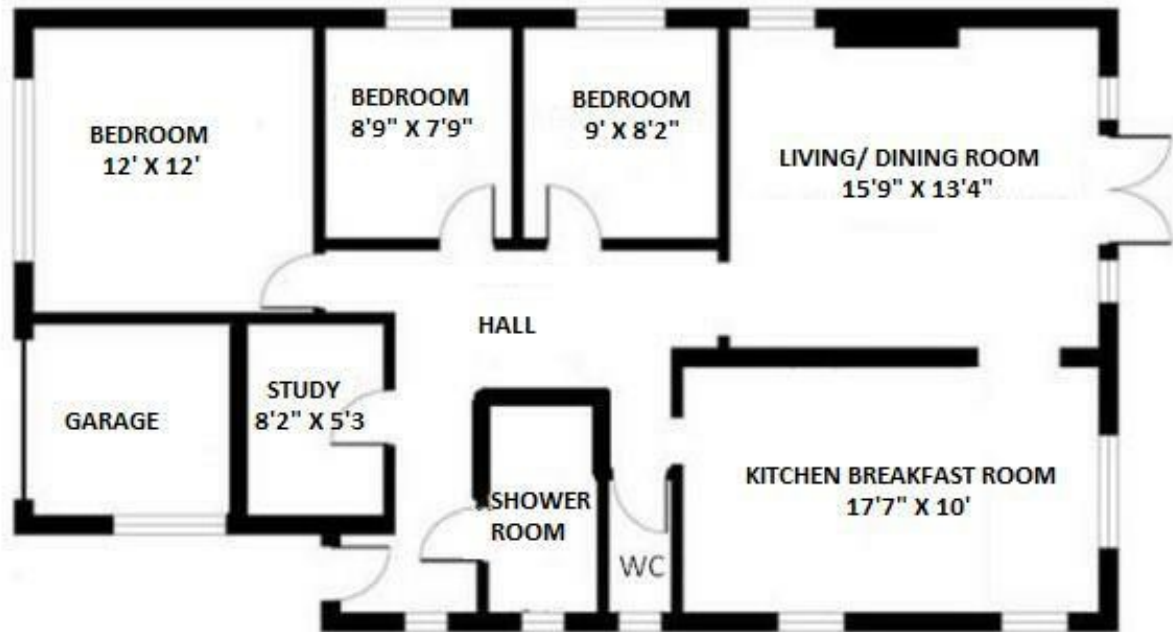
Off Road Parking

Rear Garden

EPC: D

Council Tax Band: D





Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

**ROWLAND
GORRINGE**