

2 HILL RISE, SEAFORD, BN25 2UA

£550,000

An older style detached chalet bungalow enjoys captivating sea views towards Newhaven Harbour and downland towards Bishopstone Village. Bishopstone railway station is just a quarter of a mile distance away, providing direct routes to both London and Brighton. Seaford town centre and beach are both situated within a mile distant of the property.

The property is also conveniently situated on the corner of Hill Rise and the A259, with bus services operating regularly to Brighton and Eastbourne.

The property sits within a large plot with ample parking and gardens to three sides.

The accommodation is extremely versatile. The ground floor has a good size double aspect sitting room, separate dining room, kitchen, double bedroom, workshop and a bathroom.

The first floor has two further double bedrooms both with far reaching views.

There is a long sweeping driveway with space for many vehicles, and the property has the added benefit of a double garage.

The property is available with no chain and vacant possession.

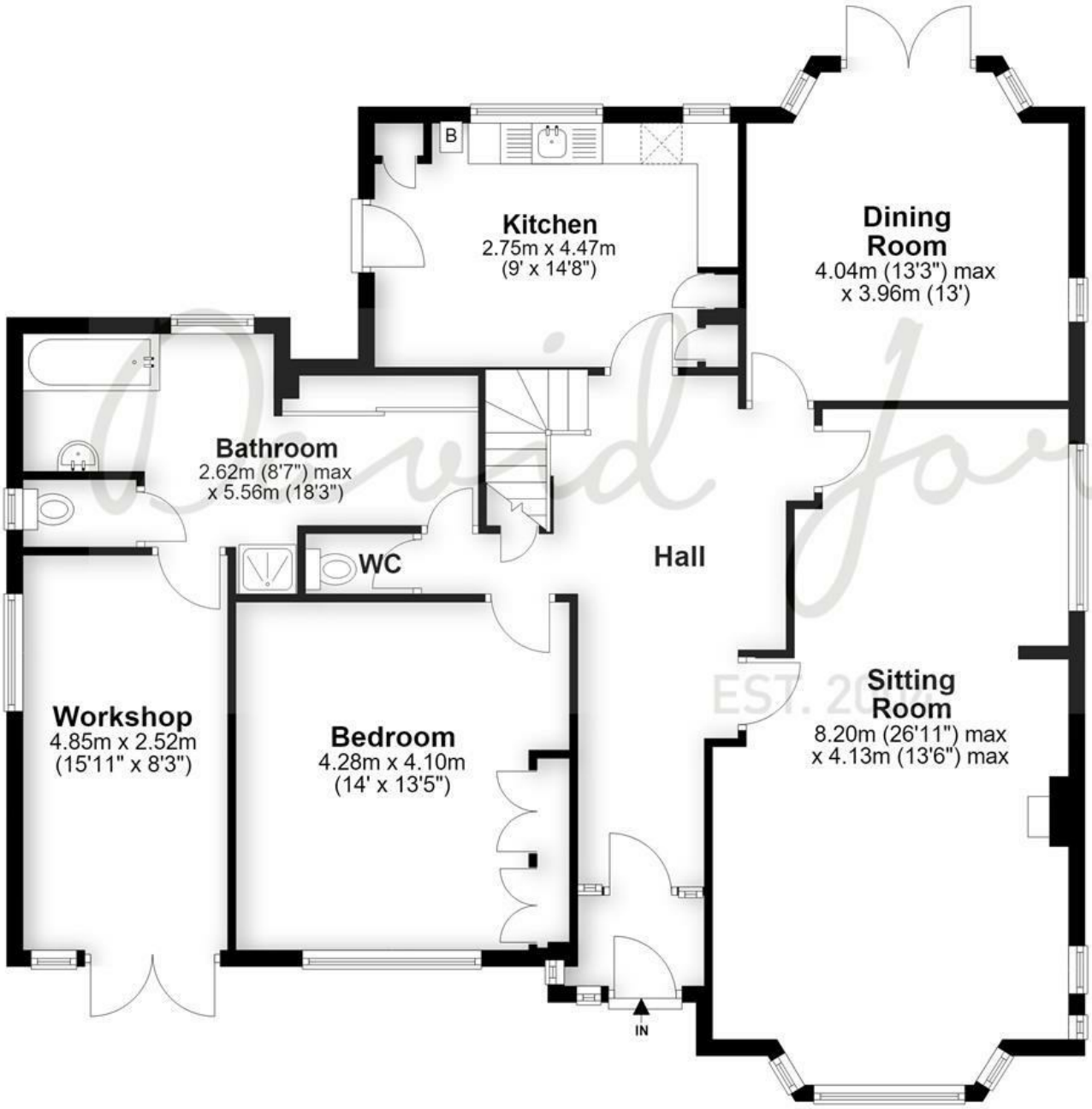
- DETACHED CHALET BUNGALOW SITTING ON A LARGE PLOT
- THREE BEDROOMS
- SITTING ROOM AND SEPARATE DINING ROOM
- WORKSHOP/STORE ROOM
- GROUND FLOOR BATHROOM
- SEA, HARBOUR AND COUNTRYSIDE VIEWS
- AMPLE SPACE FOR VEHICLES
- DOUBLE GARAGE
- CONVENIENT TO BUS SERVICES AND BISHOPSTONE RAILWAY STATION
- VACANT POSSESSION WITH NO ONWARD CHAIN





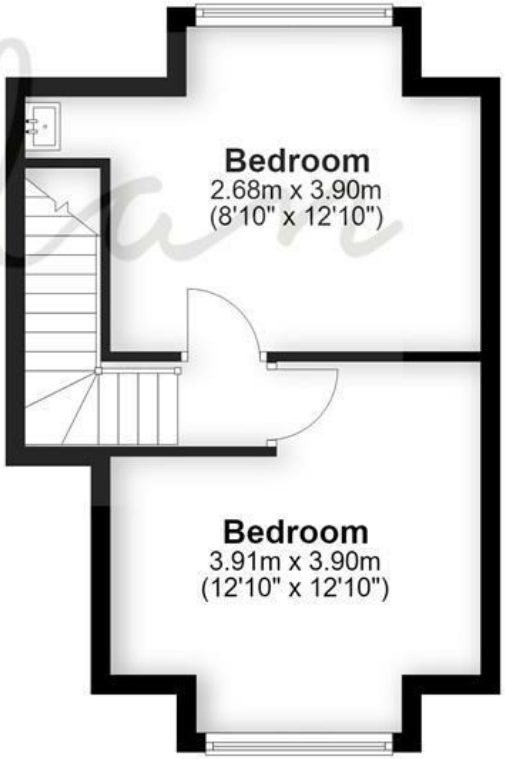
Ground Floor

Approx. 126.0 sq. metres (1356.6 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 156.1 sq. metres (1680.7 sq. feet)





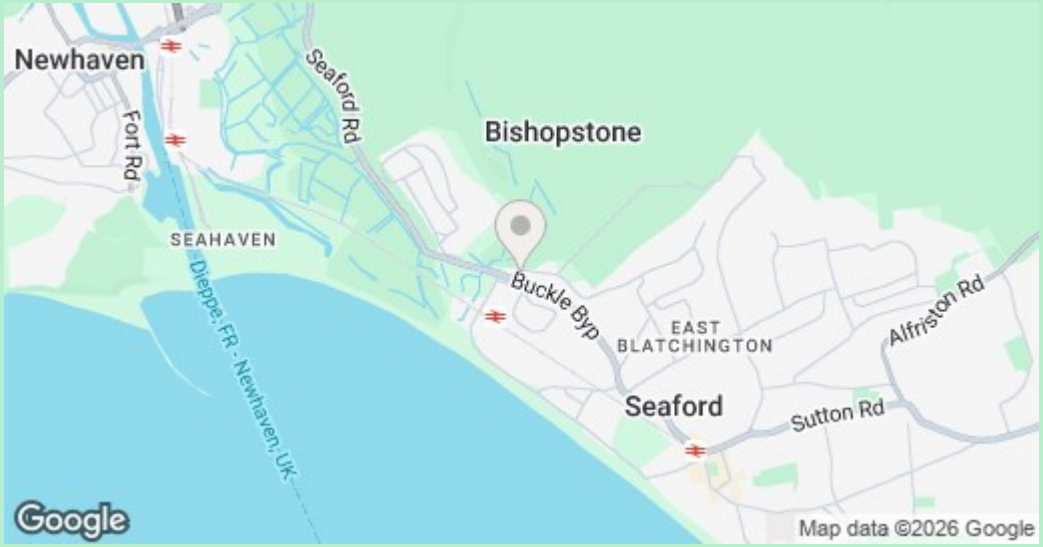
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

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