


19 DENTON RISE, DENTON, EAST SUSSEX, BN9 0QN

£415,000

Situated in the sought-after area of Denton, this spacious three-bedroom detached bungalow enjoys a convenient location close to Denton Community Primary School, Paradise Park Garden Centre, local public houses and scenic downland walks. Excellent transport links are nearby, including the A26 and regular bus routes connecting Eastbourne and Brighton.

The harbour town of Newhaven located within two miles, offers a marina and ferry services to Dieppe, France. Newhaven's mainline railway station provides direct services to Lewes, Brighton and London Victoria. Tide Mills beach and further on Seaford Promenade are within three miles distant.

The accommodation comprises a lounge, a kitchen/breakfast room opening into a dining area, three bedrooms and a family bathroom.

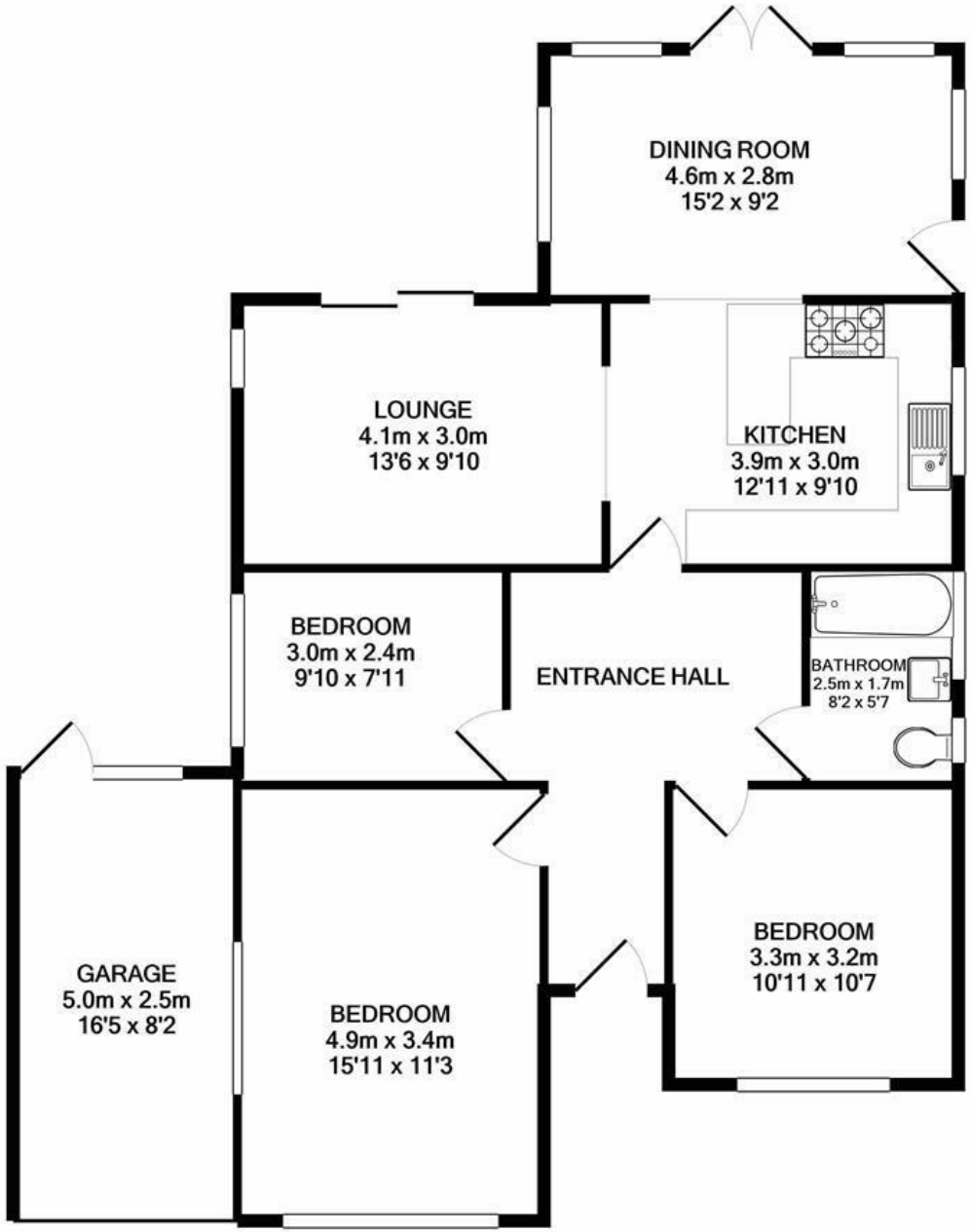
Externally, the property benefits from a tiered front garden with established shrub planting and steps leading to the entrance. There is off-road parking for one vehicle with access to a garage. The secluded rear garden is mainly laid to lawn and features a paved patio area along with an exterior office/garden room.

Additional benefits include gas central heating and double-glazed windows and doors throughout.

- THREE BEDROOM DETACHED BUNGALOW
- CLOSE PROXIMITY TO VAST DOWNLANDS
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DINING ROOM
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS AND DOORS (EXCLUDING THE GARAGE)
- SINGLE GARAGE
- GENEROUS-SIZED REAR GARDEN WITH OFFICE/ GARDEN ROOM








19 DENTON RISE DENTON NEWHAVEN
TOTAL APPROX. FLOOR AREA 99.6 SQ.M. (1072 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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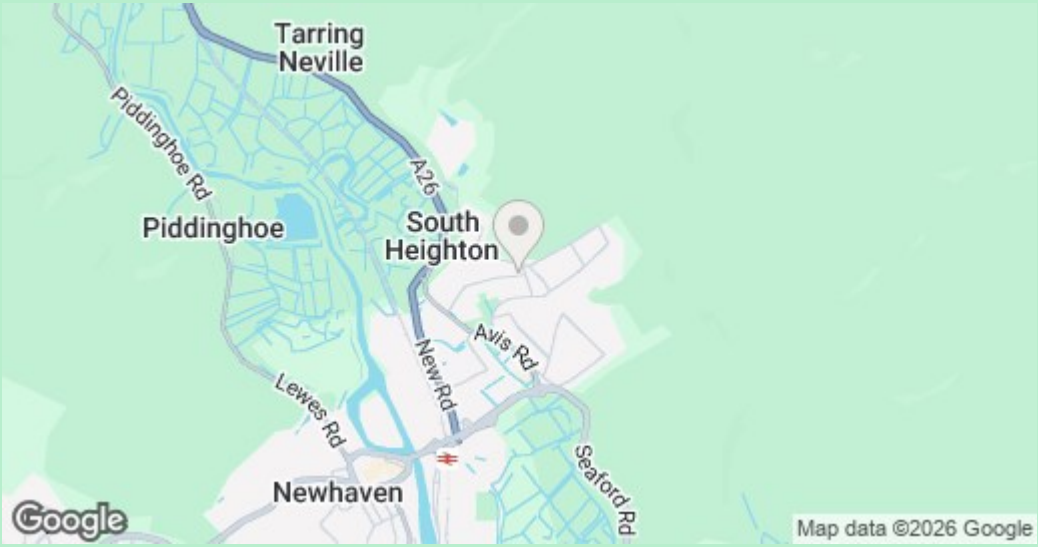
## COUNCIL TAX BAND

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