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

£695,000

A spacious and remodelled contemporary four bedroom property with a true Mediterranean influence and having undergone much improvement by its current owners who have capitalised on the sea and harbour views that the property offers maximising the natural light within the property.

The main focus is on the open plan living space, incorporating a Westerly aspect sitting, dining and kitchen with grey fitted units, composite granite work tops, centre island, conventional and steam cookers together with gas burner and hot plate.

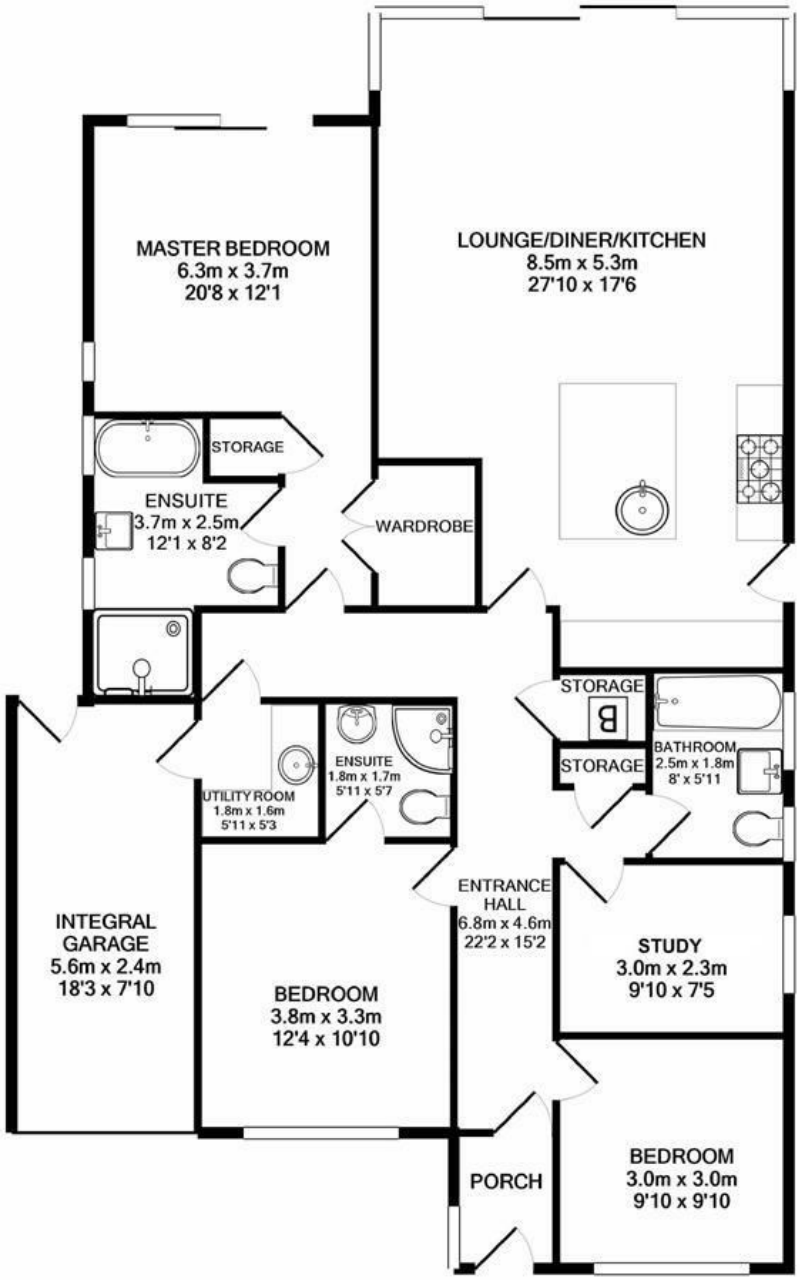
The remaining accommodation comprises reception hallway, master bedroom with its own en-suite facility having underfloor heating, together with two walk in wardrobes. There are two further bedrooms, second en-suite facility, family bathroom and a study.

Other benefits include gas central heating, uPVC double glazed front and side windows with aluminium sliding double glazed doors to rear.

There is an integral garage with ample off road parking,

An internal inspection is highly recommended.

- DETACHED BUNGALOW
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINER/SITTING ROOM
- THREE BATHROOMS
- UTILITY ROOM
- SPACIOUS RECEPTION HALL
- DOUBLE GLAZING
- GAS HEATING
- EXPANSIVE REAR PATIO
- GARAGE



47 MARINE DRIVE SEAFORD
TOTAL APPROX. FLOOR AREA 138.3 SQ.M. (1489 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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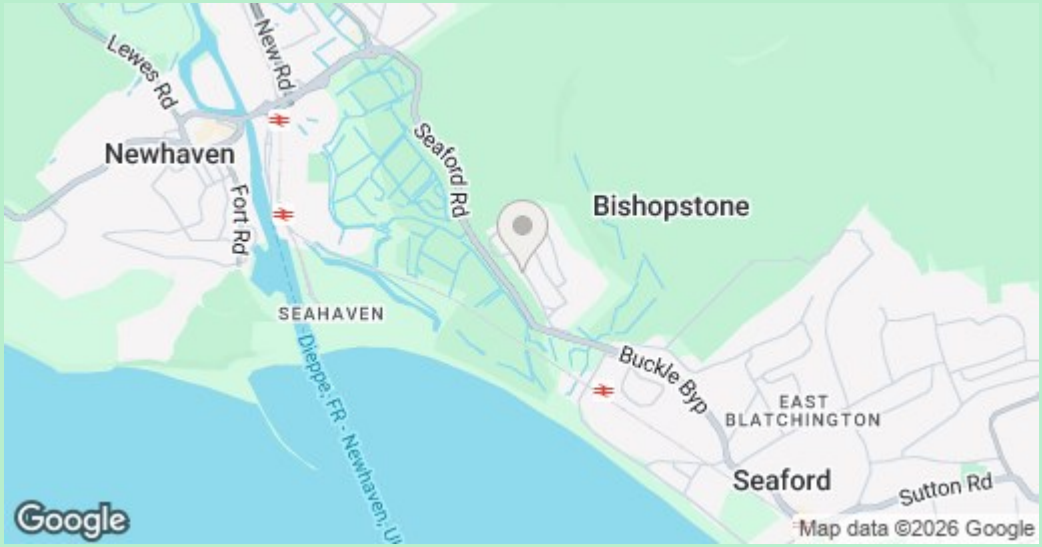
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



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 representationsof fact or form part of any offer or contract.

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