



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

£425,000

An attractive link-detached bungalow backing west in this sought after location of Bishopstone, enjoying a glimpse of the sea and Tide Mills from the rear elevation.

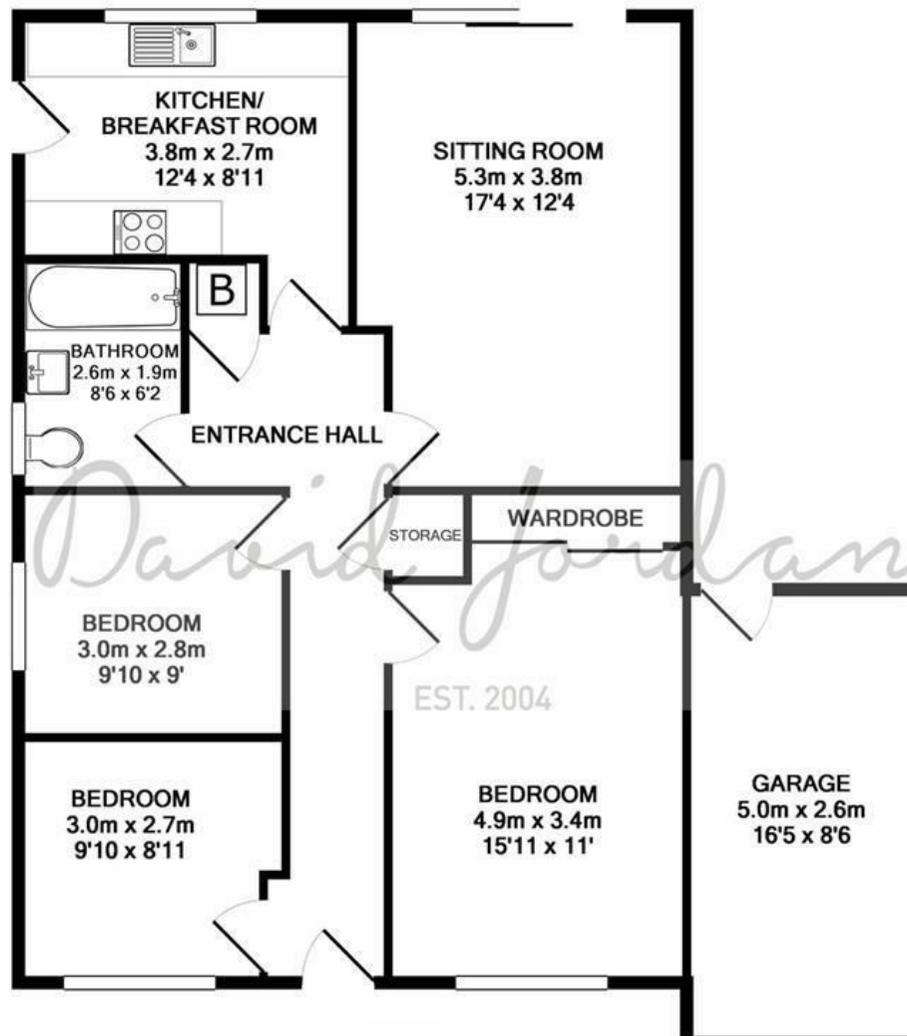
Features and benefits include installation of zoned underfloor heating system to all rooms. Kitchen/breakfast room with integrated appliances, family bathroom, gas combination boiler, uPVC double glazing.

There is an attractive frontage providing brick paved drive for several vehicles, with access to single garage. Good sized rear garden being part laid to lawn and partly paved.

Planning permission has been granted for the raising of roof height to provide a first floor extension to include two further bedrooms and a bathroom. LW/23/0533

- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- UPVC DOUBLE GLAZED WINDOWS AND DOORS.
- GAS COMBINATION BOILER
- WEST ASPECT REAR GARDEN WITH SEA VIEWS
- ZONED UNDERFLOOR HEATING TO ALL ROOMS
- SPACIOUS ENTRANCE HALLWAY
- GARAGE





61 MARINE DRIVE BISHOPSTONE SEAFORD  
TOTAL APPROX. FLOOR AREA 93.8 SQ.M. (1009 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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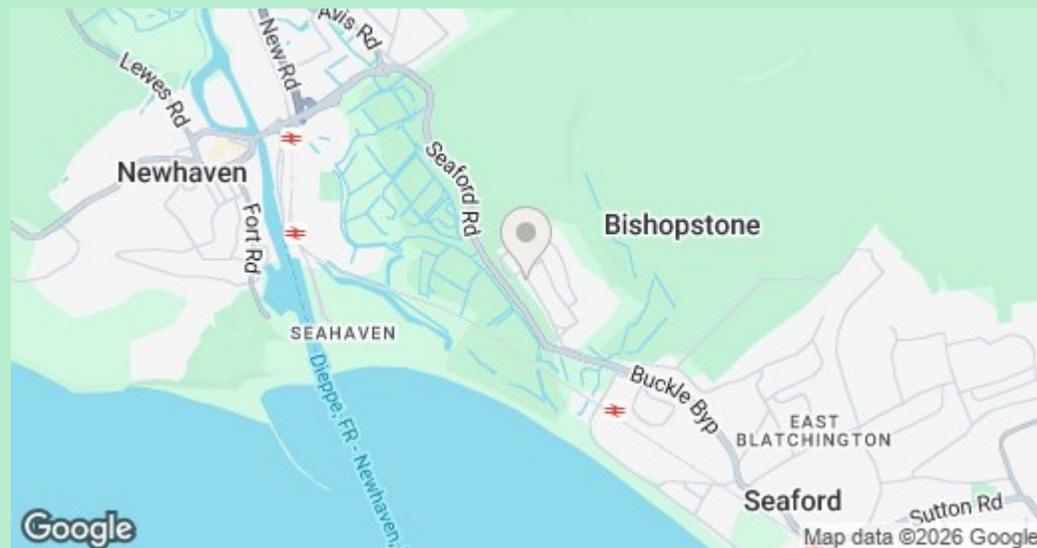
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

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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.

01323 898414

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

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

*David Jordan*

EST. 2004