



14 BOWDEN RISE, SEAFORD, BN25 2HZ

£550,000

An opportunity to acquire a detached three-bedroom home forming part of a development near the top of Firle Road. The property enjoys an outlook over open green space and has a level rear garden. The accommodation comprises an L-shaped lounge and dining room, a spacious kitchen/breakfast room and a ground-floor cloakroom.

On the first floor there are three bedrooms with built-in wardrobe cupboards, including a main bedroom with a feature balcony. Further features include a tandem garage, uPVC double glazed windows and external doors and gas-fired central heating.

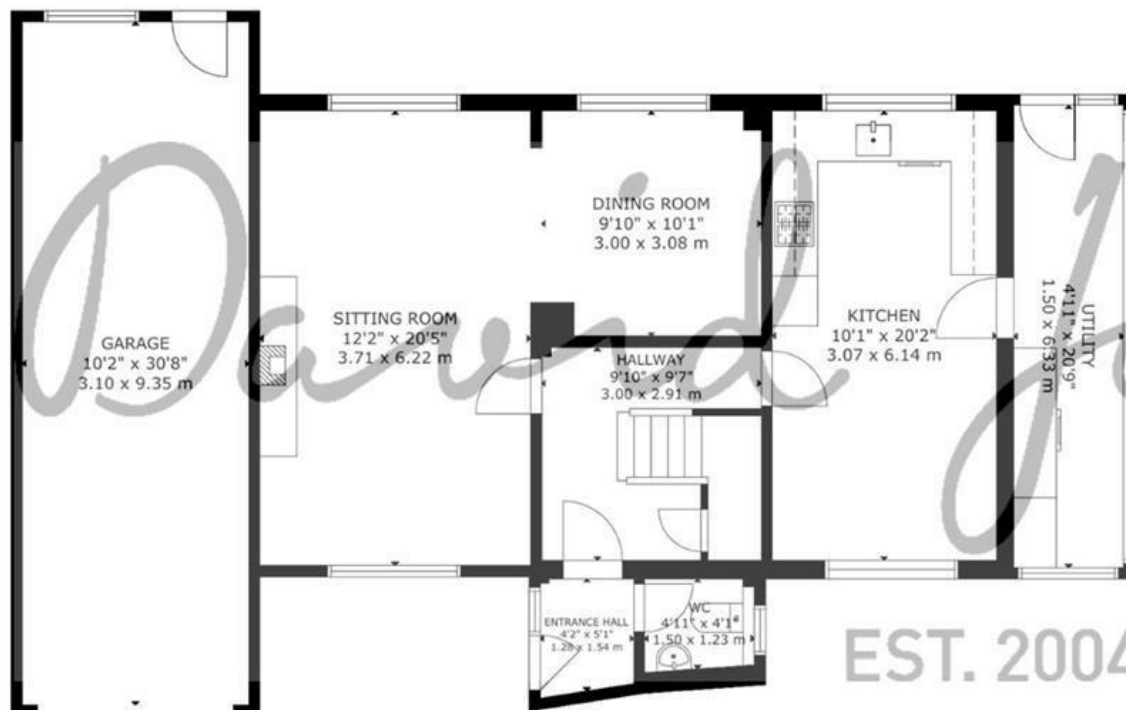
Seaford Golf Club, miles of walks across the South Downs and Cradle Hill Primary School are all nearby. Seaford town centre is approximately one and a half miles distant, offering shops and a railway station with services to Brighton and London.

The house backs south east with attractive level front and rear gardens. There is also a driveway affording space for two vehicles.

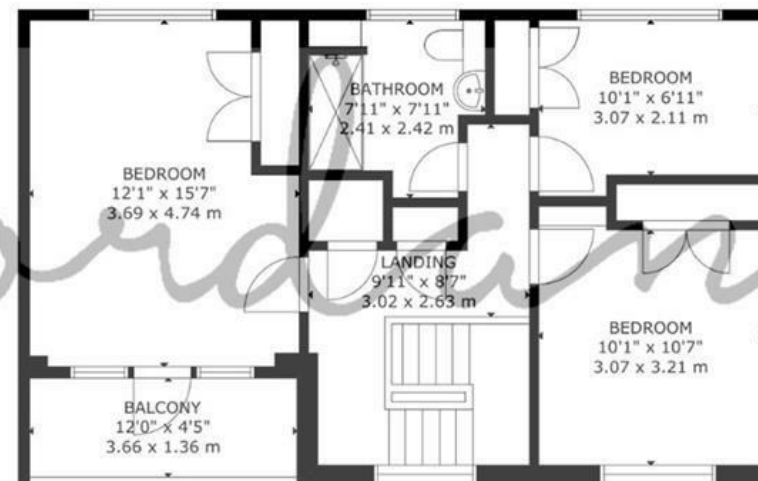
Internal inspection advised.

- THREE BEDROOMS
- DETACHED HOUSE OPPOSITE OPEN GREEN
- GROUND FLOOR CLOAKROOM
- L-SHAPED LOUNGE/DINER
- SPACIOUS KITCHEN/BREAKFAST ROOM
- BUILT-IN WARDROBES
- FITTED SHOWER ROOM
- GAS FIRED HEATING
- ATTRACTIVE SOUTH EASTERLY LEVEL REAR GARDEN
- TANDEM GARAGE.





FLOOR 1



FLOOR 2

EST. 2004

GROSS INTERNAL AREA
 TOTAL: 134 m²/1,438 sq ft
 FLOOR 1: 78 m²/838 sq ft, FLOOR 2: 56 m²/600 sq ft
 EXCLUDED AREAS: GARAGE: 29 m²/312 sq ft, BALCONY: 5 m²/53 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



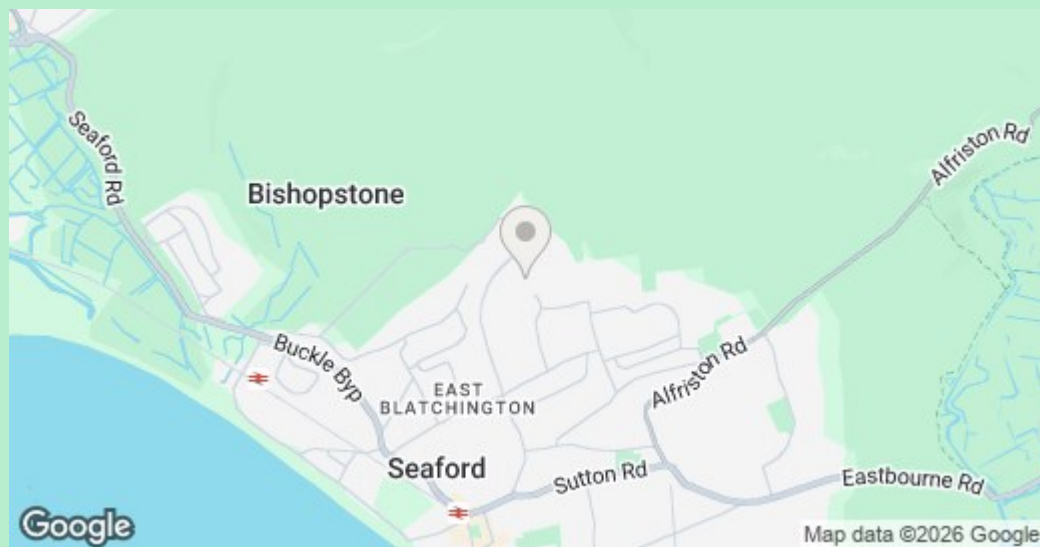
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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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