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

£450,000

A light and airy three/ four bedroom, timber framed, link detached house located in the village of Denton. The property is less than half a mile distant to Denton Community primary school and has easy access to local public houses, the A26 and bus routes between Eastbourne and Brighton. Beautiful downland walks within a short distance.

The harbour town of Newhaven is within easy reach and has a Marina with ferry services to the French town of Dieppe. A mainline train station provides services operating to Lewes, Brighton and London Victoria.

The ground floor accommodation comprises a large living room / dining room, snug, kitchen, wet room, study/ bedroom for and access to the garage. The first floor offers three bedrooms and family bathroom.

Outside ,here is off road parking for two vehicles. A good sized, enclosed front garden which enjoys a South Easterly aspect and is part patio and part laid to lawn, established boarders with plants and trees making the garden private. Providing access to the rear garden which is a split level garden with established flower beds and shrubs and has steps up to a timber framed summer house with power and a shed. There is also a good sized patio area.

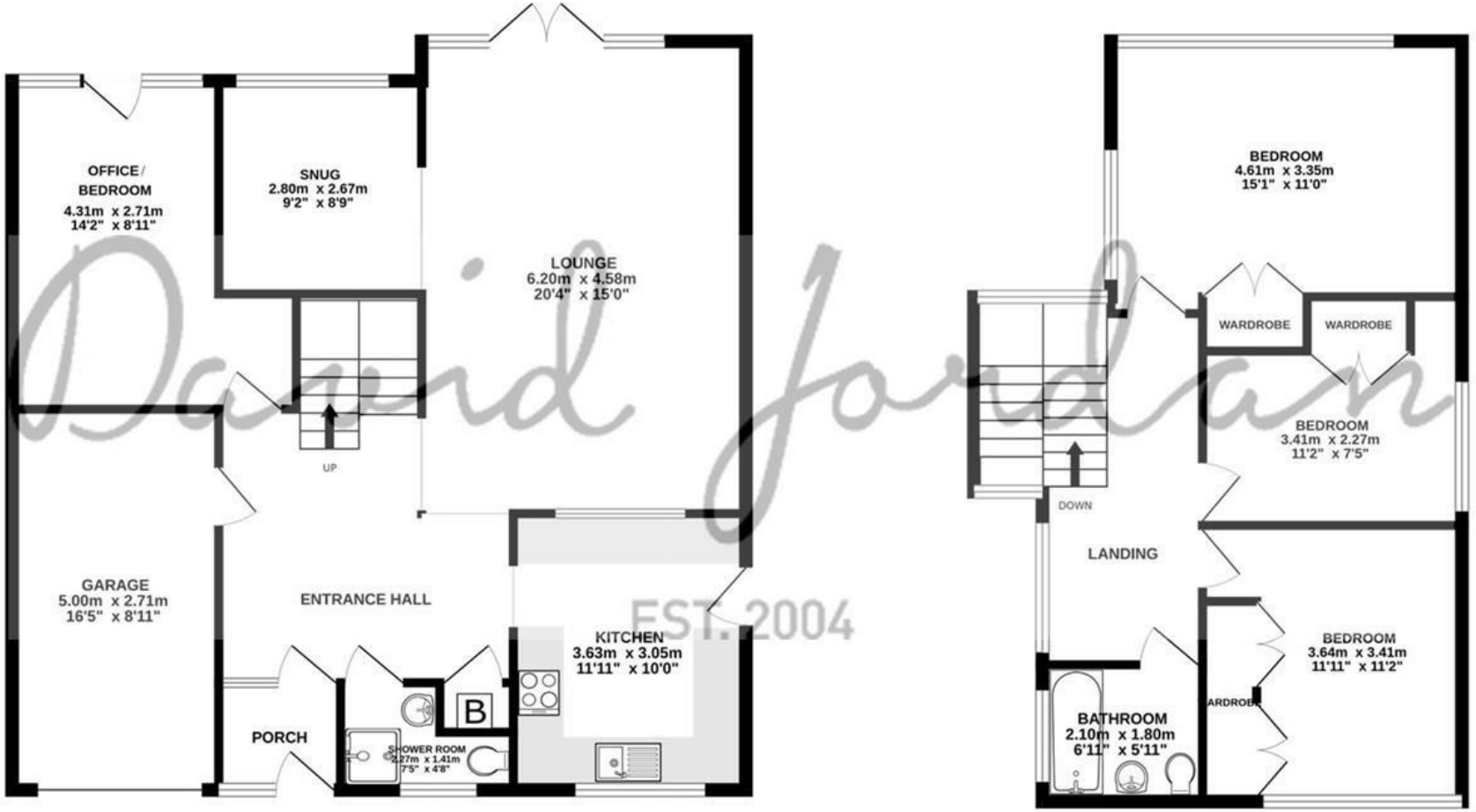
Further features include gas central heating, external uPVC double glazing.

An internal inspection is advised to appreciate the accommodation on offer.

- THREE / FOUR BEDROOMS
- LINK DETACHED HOUSE
- LOCATED IN THE VILLAGE OF DENTON
- LARGE LIVING / DINING ROOM AREA WITH SNUG AND SEPARATE STUDY/ BEDROOM
- KITCHEN
- GROUND FLOOR WETROOM
- INTEGRAL SINGLE GARAGE
- OFF ROAD PARKING FOR TWO VEHICLES
- GOOD SIZED SOUTH EASTERLY PRIVATE FRONT GARDEN
- EXTERNAL UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

GROUND FLOOR
91.9 sq.m. (989 sq.ft.) approx.

1ST FLOOR
54.3 sq.m. (585 sq.ft.) approx.



David Jordan
EST. 2004

11 DENTON RISE DENTON NEWHAVEN

TOTAL FLOOR AREA : 146.2 sq.m. (1574 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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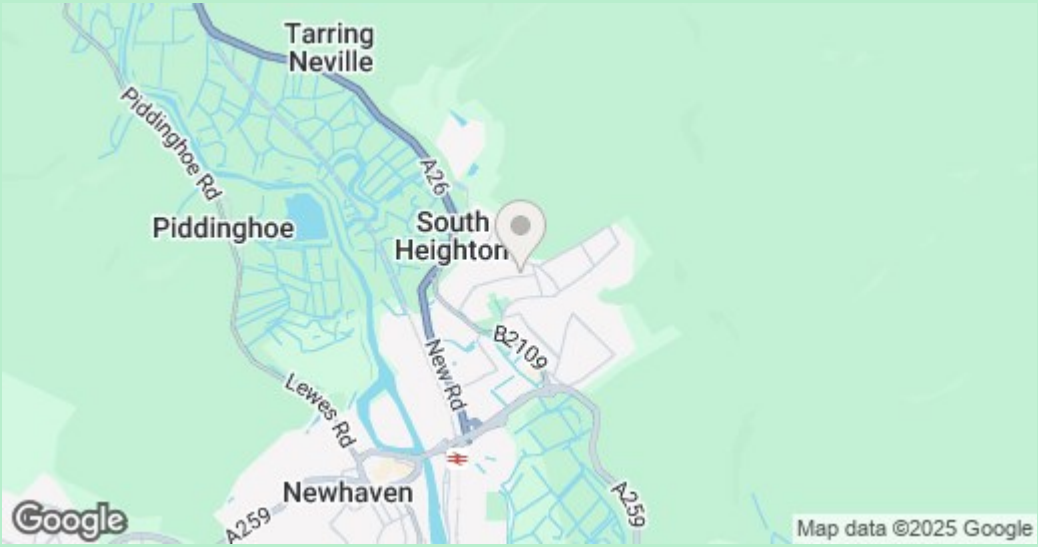
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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 representationsof fact or form part of any offer or contract.

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