



THE HOMESTEAD HEIGHTON ROAD, NEWHAVEN, BN9 0JJ

£425,000

A wonderful opportunity to acquire this link detached bungalow, located in the favoured village location of South Heptonstall, seven miles south of the county town of Lewes. Situated within easy reach is the coastal town and port of Newhaven, railway station and bus services.

The property, which has been completely modernised throughout, benefits from far reaching views over farmland, to Piddington pond, The River Ouse and Lewes in the distance.

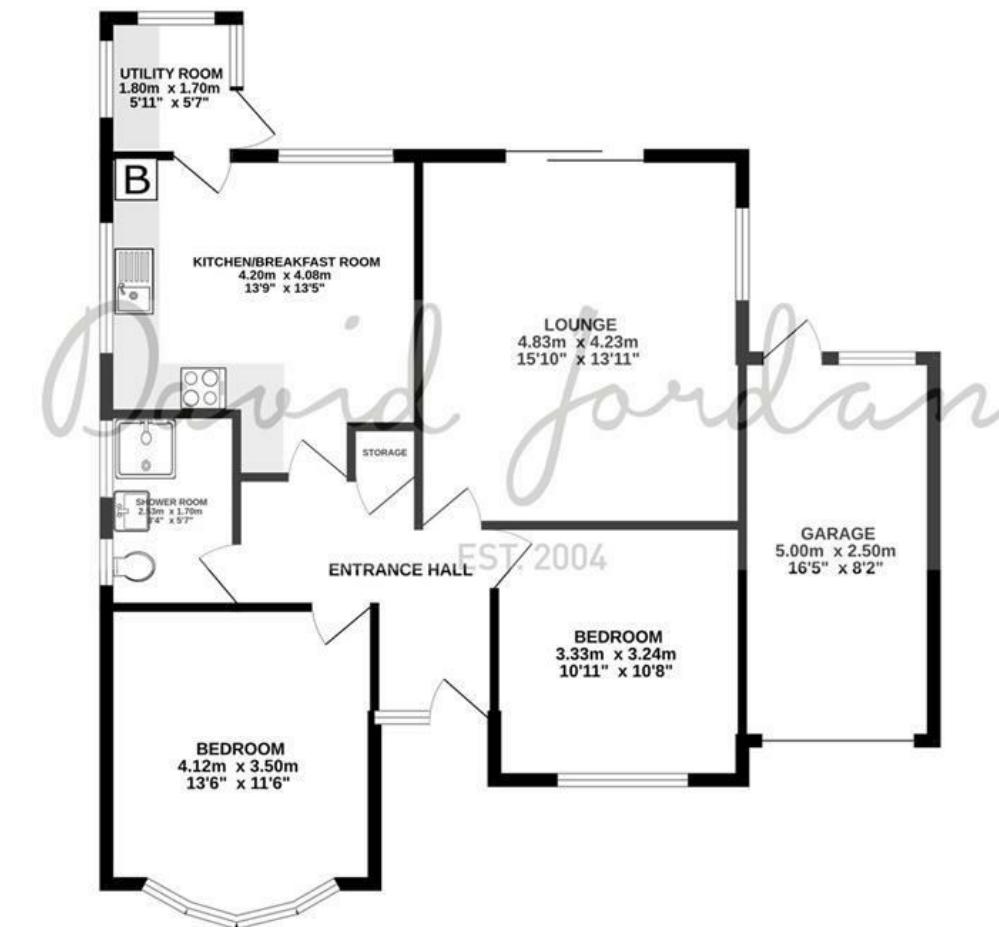
The bungalow consists of two double bedrooms, kitchen/diner, lounge with log burner and attractive views across the rear garden, family bathroom. At the front of the property there is the benefit of off road parking for one car and the garage. The attractive westerly aspect rear garden is part paved and part laid to lawn.

A planning application was submitted and approved to extend the kitchen. Details can be found on Lewes District Council's planning website LW/21/0575

- TWO DOUBLE BEDROOMS
- LINK DETACHED BUNGALOW
- KITCHEN/DINER
- LOUNGE
- GAS CENTRAL HEATING
- WESTERLY ASPECT REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.
- UNRESTRICTED VIEWS TOWARDS FARMLAND, RIVER OUSE, PIDDINGHOE POND AND LEWES IN THE DISTANCE.



GROUND FLOOR
87.6 sq.m. (943 sq.ft.) approx.



THE HOMESTEAD HEIGHTON ROAD SOUTH HEIGHTON NEWHAVEN

TOTAL FLOOR AREA: 87.6 sq.m. (943 sq.ft.) approx.

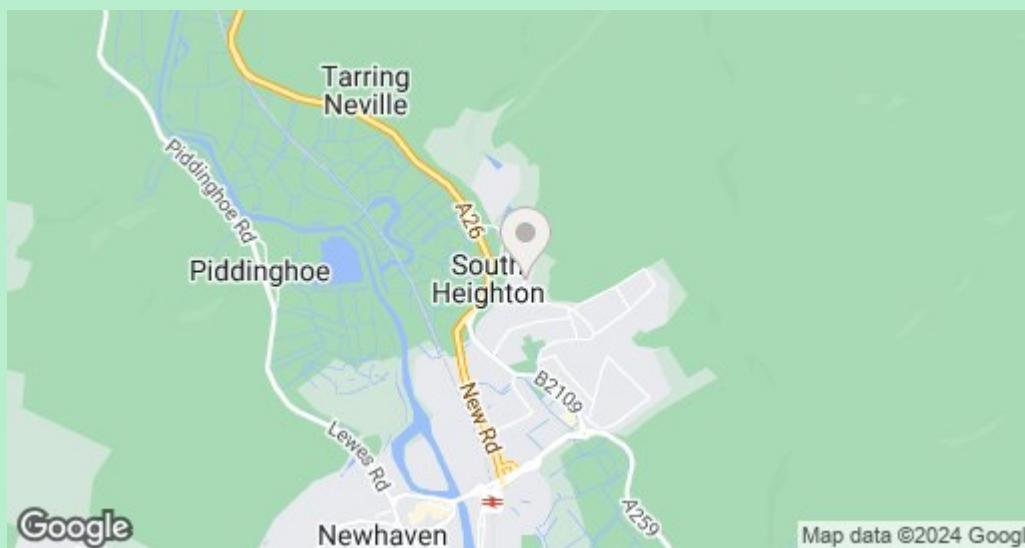
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment 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

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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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