



70 HURDIS ROAD, BISHOPSTONE, BN25 2TQ

£375,000



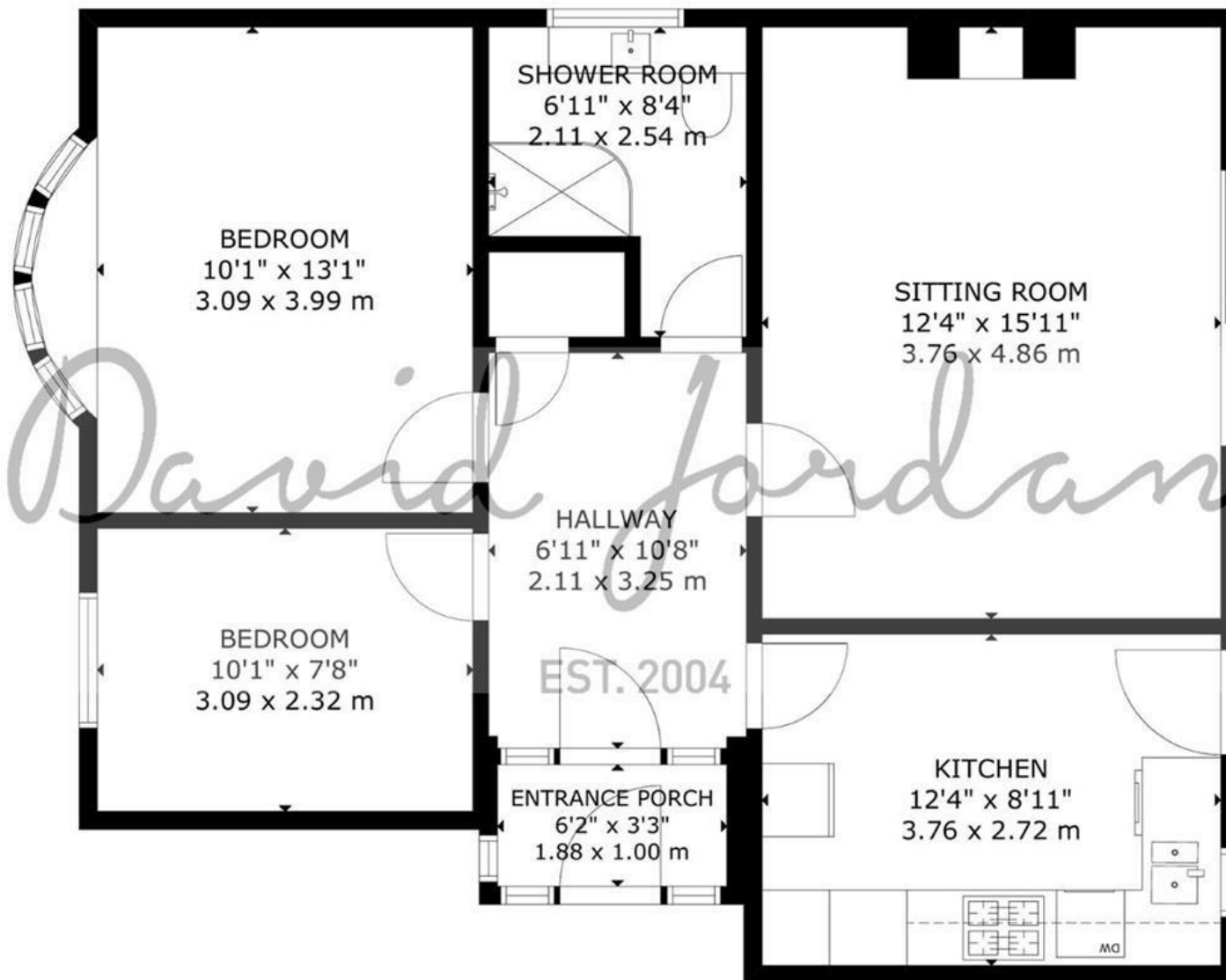
This well presented two bedroom detached bungalow is situated in a popular road within the quiet area of Bishopstone.

The accommodation all leads from the spacious and welcoming reception hall and includes a Living/Dining Room and Kitchen which both enjoy garden views. The two bedrooms are to the front of the property and benefit from side views towards the sea and Newhaven Harbour. The shower room features a walk in shower and modern vanity unit with good storage space. Outside the rear garden features a decked terrace which provides distant sea views between the roof tops. There is a tandem driveway providing off road parking for several vehicles and leading to the garage.

Delightful countryside walks can be found as you pass through Bishopstone Village. Seaford's unspoilt promenade, Tidemills Nature Reserve, Bishopstone Station and bus services to Eastbourne and Brighton can be found within approximately a mile radius. Seaford town centre with its comprehensive range of shops, parks, cafés and restaurants can be found within two miles.

- WELL PRESENTED DETACHED BUNGALOW
- TWO BEDROOMS
- SPACIOUS WELCOMING RECEPTION HALL
- LIVING/DINING ROOM
- KITCHEN
- SHOWER ROOM/WC
- DOUBLE GLAZED & GAS CENTRAL HEATING
- GARDEN WITH DECKED TERRACE
- SIDE VIEW TO SEA AND HARBOUR ENTRANCE
- GARAGE & TANDEM DRIVEWAY OFFERING AMPLE PARKING





GROSS INTERNAL AREA  
TOTAL: 65 m<sup>2</sup>/705 sq.ft  
FLOOR 1: 65 m<sup>2</sup>/705 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





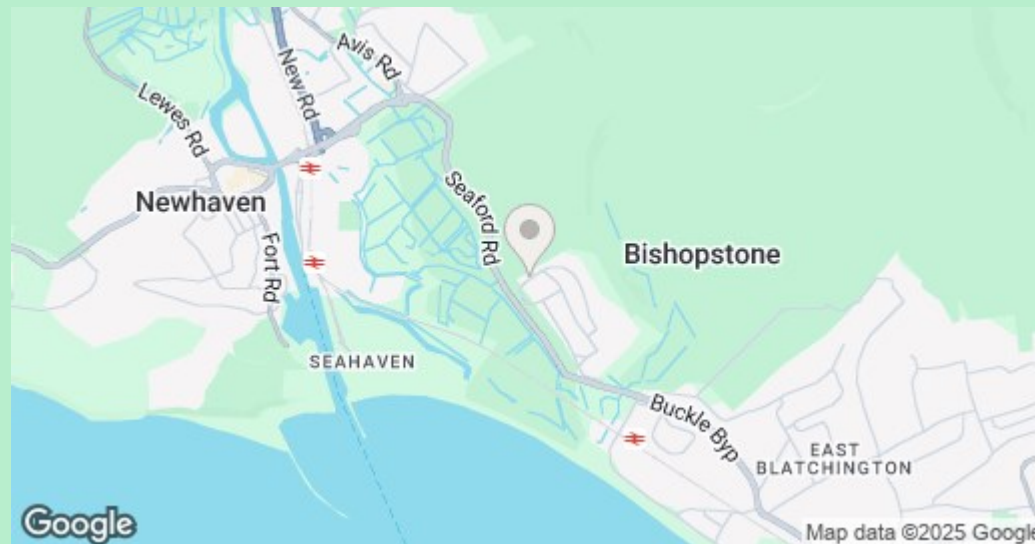
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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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*David Jordan*

EST. 2004