



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 borders 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.

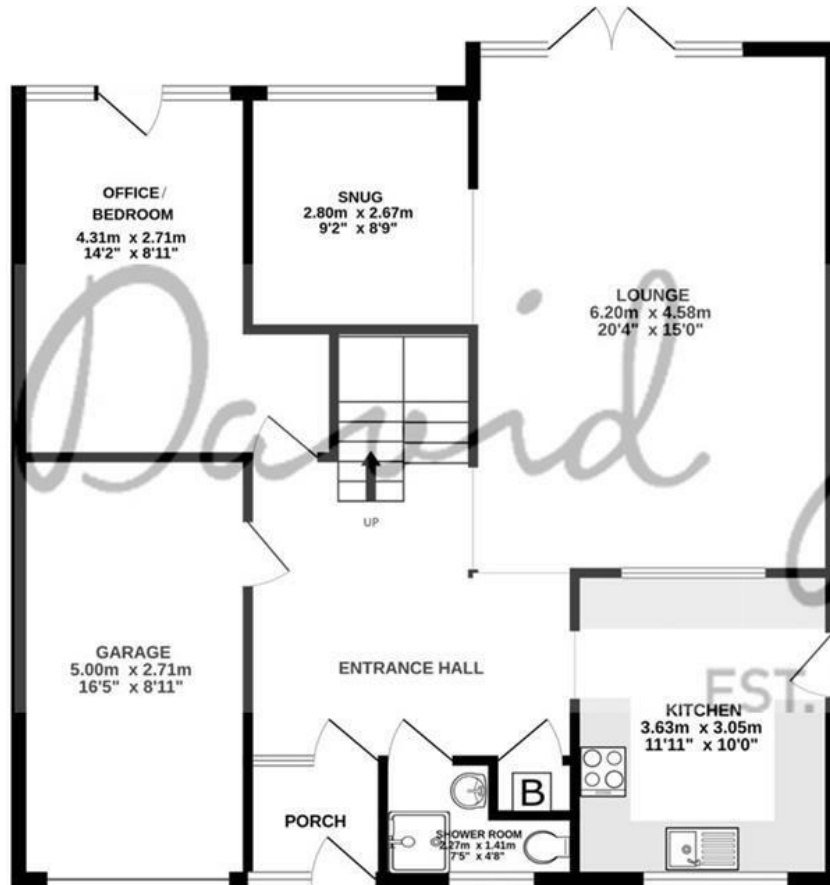
- THREE / FOUR BEDROOMS
- LINK DETACHED HOUSE
- LOCATED IN THE VILLAGE OF DENTON
- LARGE LIVING / DINING ROOM AREA WITH SNUG AND SEPARATE STUDY/ BEDROOM
- KITCHEN
- GROUND FLOOR WETROOM
- INTEGRAL SINGLE GARAGE
- OFF ROAD PARKING FOR TWO VEHICLES
- GOOD SIZED SOUTH EASTERLY PRIVATE FRONT GARDEN
- EXTERNAL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



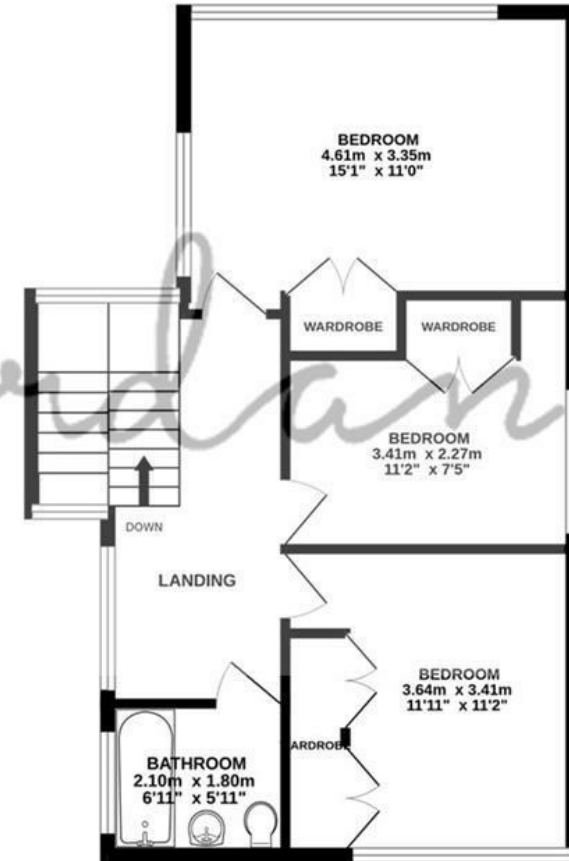




GROUND FLOOR
91.9 sq.m. (989 sq.ft.) approx.



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



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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Ground Floor

Double glazed door opening providing access to:
PORCH

Tiled floor. Wooden part glazed double doors opening into:
LIVING/ DINING ROOM

Recessed chimney breast with log burner. Two radiators. Doors opening out to rear garden. Borrowed light from internal glazed sliding screen. Door into internal garage. Storage cupboard housing Glow Worm combination boiler and electric meter.

SNUG

Radiator. Sky light. Window looking out to rear garden.

WET ROOM

Wall mounted Mira electric shower. WC. Storage cupboard. Wash hand basin. Radiator. Obscured glazed window. Extractor fan.

KITCHEN

Fitted in 2020 with a range of wall and base units. Integrated fridge, washing machine and dishwasher. Integrated Samsung induction hob with Electrolux oven below. Window overlooking the front garden. Door out to side. Sliding glazed screen.

STUDY/ BEDROOM

Two sky lights. Window and door out to rear garden. Radiator.

First Floor

LANDING

Obscured glazed window to side. Window to front and rear.

BEDROOM ONE

Two window's one over looking rear garden and one to the side which is part obscured.

Radiator. Built in storage cupboards.

BEDROOM TWO

Window to side. Built in storage cupboard. Radiator.

BEDROOM THREE

Window over looking front garden with distant views towards Newhaven Fort over roof tops.

Radiator. Built in storage cupboards.

FAMILY BATHROOM

Vanity unit with close coupled WC, basin and storage cupboard. Bath with Triton electric shower above. Obscured glazed window. Heated towel rail. Wall mounted storage cupboard.

Outside

Gated access to driveway offering parking for two vehicles.

INTEGRAL GARAGE

Accessed via a roller door. Power and light. Fitted wall and base units. Personal door into living area.

PRIVATE SOUTH EASTERLY FRONT GARDEN

Fence enclosed. Mainly laid to lawn with patio area. Access to rear garden. Gate to driveway.

Established flower beds with a range of plants and shrubs.

REAR GARDEN

Split level with patio area. Well established flower beds with plants and shrubs. Timber framed summer house with power. Two sheds. Distant views between houses to Newhaven Fort.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

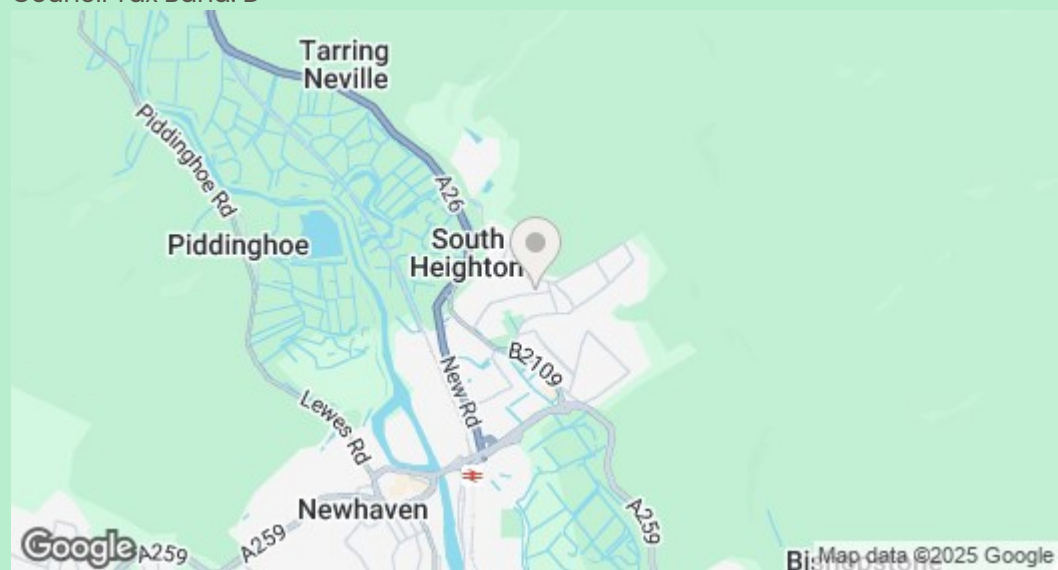
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

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EST. 2004