12 HILL RISE, SEAFORD, BN25 2UA

£650,000

Nestled in an idyllic setting, this charming old-style detached residence enjoys captivating sea views towards Newhaven Harbour and downland. Convenience meets serenity here with Bishopstone railway station just a quarter of a mile distance away, providing direct routes to both London and Brighton.

The accommodation is arranged over three floors. There is a reception hallway, dual aspect living room, bathroom, and kitchen/diner. The kitchen/diner is the heart of the home, and is well-appointed with a range of storage units and appliances. Each of the ground floor rooms enjoy a pleasant view towards over the rear garden or towards the South Downs.

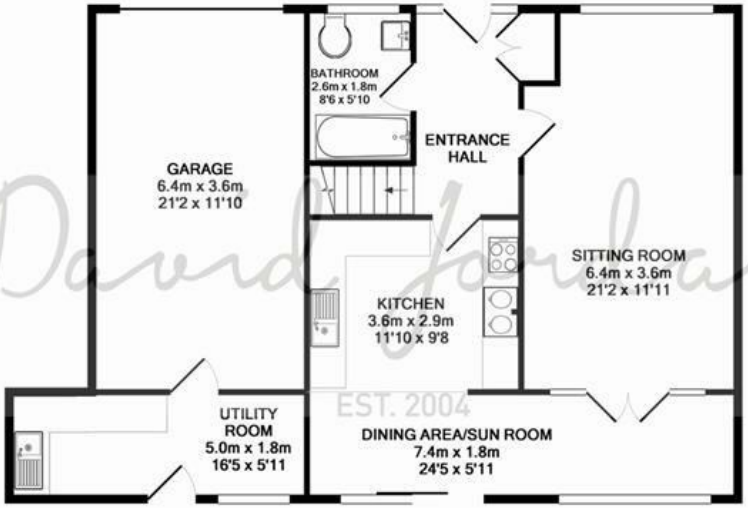
On the first floor there are two bedrooms. One of which leads onto a balcony. A family bathroom completes this floor.

The master bedroom is on the top floor and enjoys a dual-aspect and an EN-suite shower room.

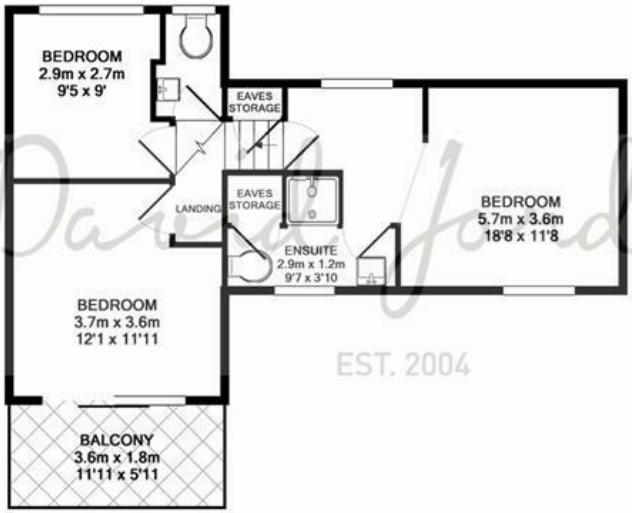
The house is set within a large plot with the rear garden being a haven of tranquillity featuring, an extensive paved patio ideal for dining and entertaining and a large lawn area. Additionally, the property includes a tandem garage and ample parking for vehicles, at the front.

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

- THREE BEDROOMS
- DETACHED HOUSE
- FAR REACHING SEA AND DOWNLAND VIEWS
- GENEROUS-SIZED KITCHEN DINER
- STUNNING REAR GARDEN WITH SEA VIEW
- BALCONY TO FIRST FLOOR BEDROOM
- WITHIN CLOSE PROXIMITY TO BUS STOP, SEAFORD SEAFRONT
- TOP FLOOR BEDROOM WITH EN-SUITE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- TANDEM GARAGE



GROUND FLOOR
APPROX. FLOOR
AREA 91.9 SQ.M.
(989 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 47.1 SQ.M.
(507 SQ.FT.)

VALE COTTAGE 12 HILL RISE SEAFORD
TOTAL APPROX. FLOOR AREA 139.0 SQ.M. (1496 SQ.FT.)

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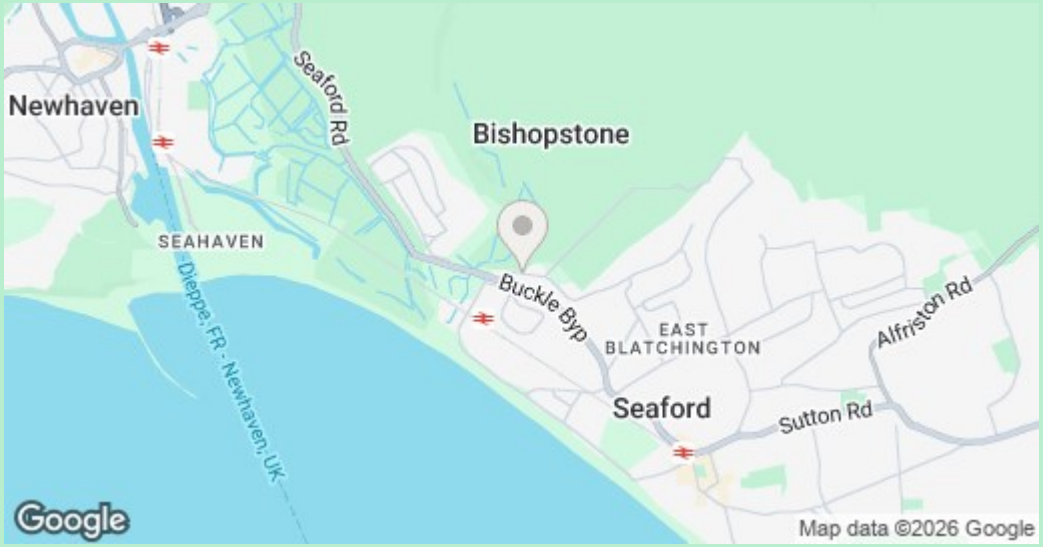
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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 representationsof fact or form part of any offer or contract.

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EST. 2004