4 MOUNT ROAD, DENTON, BN9 0LR

£299,950

This three-bedroom semi-detached house enjoys a desirable position just a short distance from open farmland, offering a pleasant semi rural feel while still being close to everyday amenities.

The property is ideally situated for those who appreciate nature and coastal surroundings, with the nearby nature reserve, Tide Mills, and the seafront all within easy reach. Local shops and regular bus services are conveniently located close by, providing excellent access to both Newhaven town centre, Seaford and surrounding areas.

The accommodation is arranged over two floors and includes an entrance hallway, ground floor cloakroom, fitted kitchen, sitting room, and a bright conservatory that opens directly onto the rear garden.

To the first floor there are three bedrooms and a family bathroom.

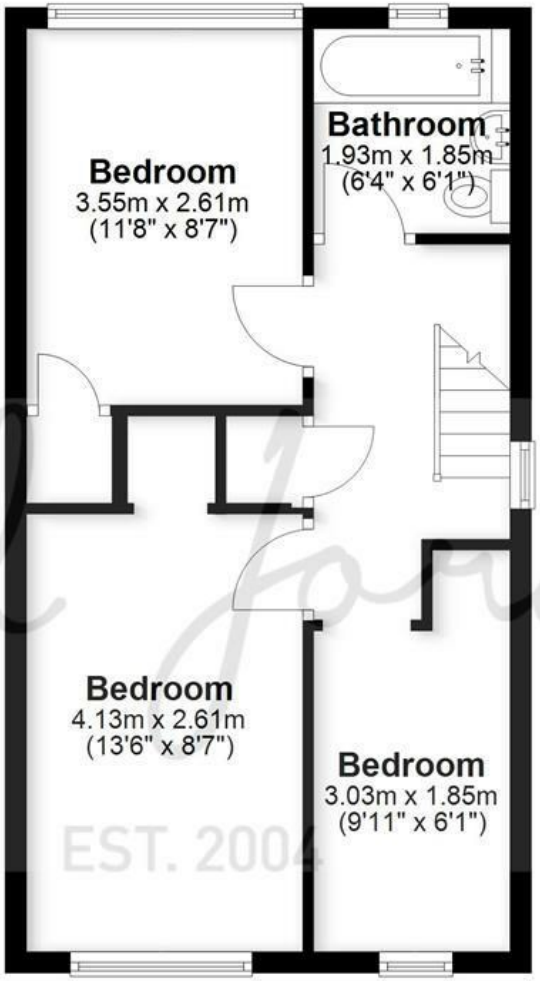
One of the standout features of this home is the lovely outlook from the second bedroom, which enjoys views across open farmland. There is a southerly aspect rear garden which provides a pleasant outdoor space with a good degree of privacy.

Additional benefits include gas central heating, uPVC double glazing and a detached garage positioned to the rear of the property, with can be accessed via a pathway from the garden.

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- SOUTHERLY ASPECT REAR GARDEN WITH VIEWS OVER FARMLAND
- SITTING ROOM
- KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- DETACHED GARAGE TO REAR

Ground Floor
Approx. 51.7 sq. metres (557.0 sq. feet)

First Floor
Approx. 39.7 sq. metres (426.9 sq. feet)



Garage
Approx. 12.9 sq. metres (138.5 sq. feet)

David Jordan
EST. 2004

Total area: approx. 104.3 sq. metres (1122.4 sq. feet)

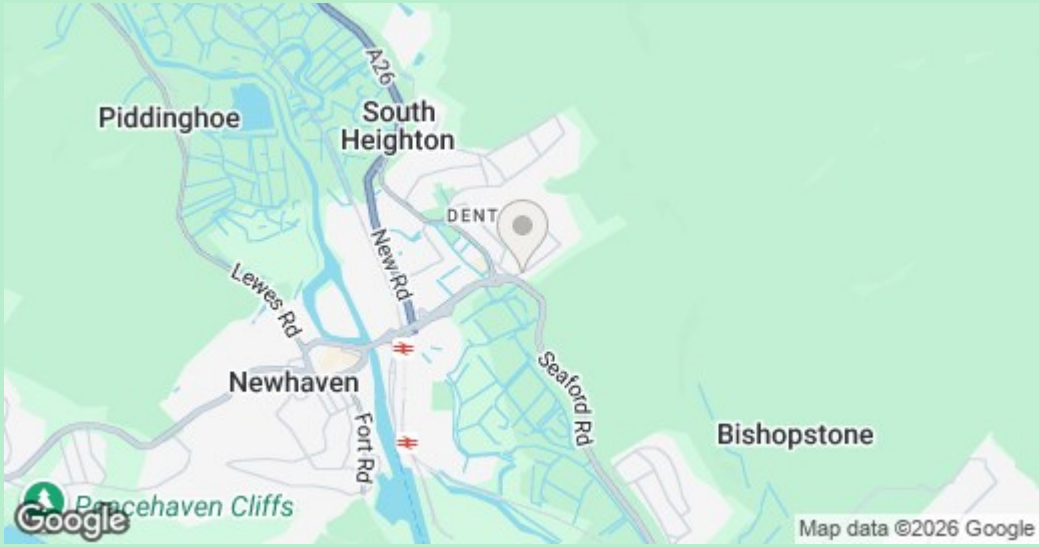
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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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