



13 Saxon Rise, East Sussex, TN40 1TF

£365,000





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- Excellent detached bungalow in larger-than-average gardens
- Double aspect lounge
- Good size kitchen
- Gas central heating and uPVC double glazed windows and external doors
- Some modernisation required
- Three bedrooms
- Dining Hall
- Bathroom with WC and second separate WC
- Quiet cul-de-sac location on favoured 'Penland Wood' development
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent detached bungalow, situated at the end of a quiet cul-de-sac on the ever-favoured 'Penland Wood' development, set in larger-than-average gardens for the development and conveniently placed for the town centre. Built in the 1970's, and now in need of some modernisation, the property offers well-planned accommodation which provides three bedrooms, a double aspect lounge, a dining hall, good size kitchen, bathroom with WC, and a second separate WC. Outside, there is also an integral garage. Gas central heating is installed and there are uPVC double glazed windows and external doors.

The property is also situated close to local buses and within easy reach of the Ravenside shopping complex. The beach at Galley Hill is also close by, via a footpath from nearby Links Drive.



Enclosed Entrance Porch

Dining Hall 11'5 x 11' (3.48m x 3.35m)

Lounge 15' x 10'10 (4.57m x 3.30m)

Kitchen 11'6 x 8'8 (3.51m x 2.64m)

Inner Hall

Bedroom One 12'4 x 10' (3.76m x 3.05m)

Bedroom Two 11' x 8'10 (3.35m x 2.69m)

Bedroom Three 8'10 x 7' (2.69m x 2.13m)

Bathroom

Separate WC

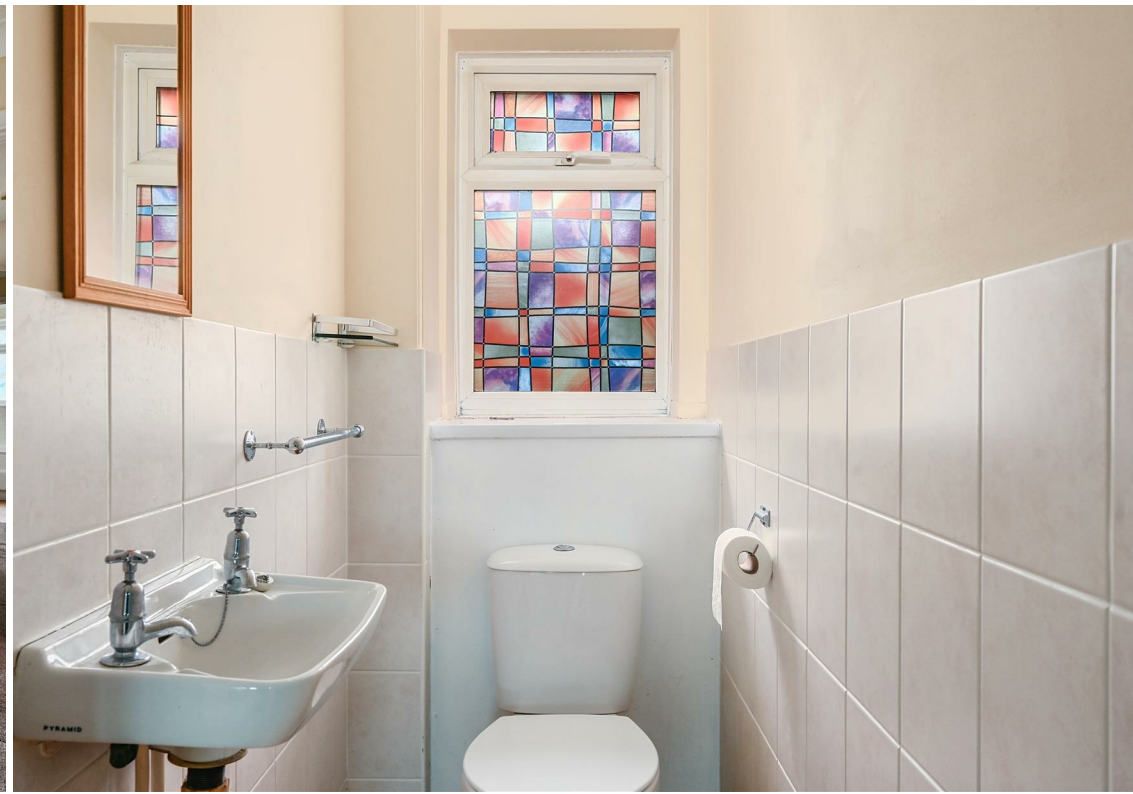
Integral Garage 17'7 x 8'10 (5.36m x 2.69m)

Good Size Gardens

Council Tax Band - D (Rother District Council)

EPC Rating - D





Floor Plans

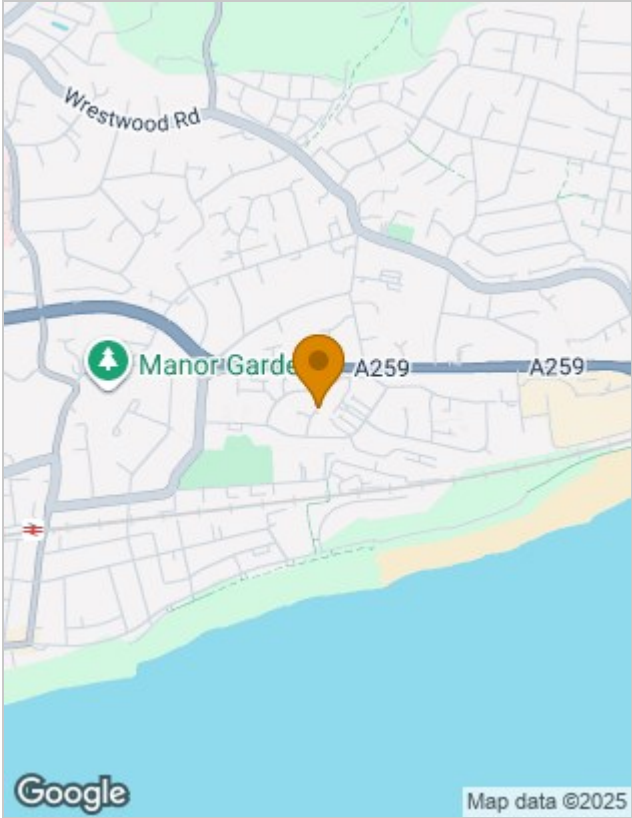


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

