



AMBLESIDE, 4 HEIGHTON ROAD, DENTON, EAST SUSSEX, BN9 0RB

**£370,000**



A very well presented two bedroom detached bungalow situated in the heart of Denton Village within easy access to the A26 and bus routes between Eastbourne and Brighton.

The harbour town of Newhaven 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.

Accommodation comprises of lounge, kitchen with dining area, family shower room and two bedrooms.

The front garden is mainly laid to lawn with the remainder being concrete, providing off road parking and access to a garage. The rear garden is also mainly laid to lawn with a large shingle bed and decked dining area.

This property has potential to extend, subject to necessary planning consents.

Further benefits include gas central heating and double glazed windows and doors.

- TWO BEDROOMS
- DETACHED BUNGALOW
- WELL PRESENTED
- OFF ROAD PARKING AND GARAGE
- LARGE FRONT AND REAR GARDENS
- GOOD SIZED LOFT SPACE
- CLOSE TO BUS ROUTES
- POTENTIAL TO EXTEND SUBJECT TO NECESSARY PLANNING CONSENTS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- KITCHEN WITH DINING SPACE
- FAMILY SHOWER ROOM
- APPROXIMATELY ONE MILE FROM NEWHAVEN RAILWAY STATION





## Accommodation

Double glazed entrance door to:

### ENTRANCE HALL

Two storage cupboards. Cloak cupboard. Radiator. Hatch to good sized loft with gas fired boiler.

### LOUNGE

Dual aspect with both double glazed windows benefitting from fitted blinds. Open fireplace. Low-level radiator.

### KITCHEN

Range of modern base storage units. Solid oak worktops with inset one and a half bowl sink and drainer. Integrated dishwasher and washer dryer. Space for cooker with cooker hood above. Tiled splash backs. Double glazed window to side.

### DINING AREA

Space for fridge/freezer. Window overlooking the rear garden. Double glazed sliding doors out to garden. Radiator.

### BEDROOM ONE

Double glazed window to front with fitted blinds. Radiator.

### BEDROOM TWO

Radiator. Double glazed patio doors to rear garden.

### SHOWER ROOM

Newly fitted in April 2021. White suite comprising close coupled W.C. Pedestal wash basin and walk-in shower enclosure. Ladder style radiator. Velux window. Extractor. Tiled floors and part tiled walls.

## Outside

### FENCE ENCLOSED REAR GARDEN

Majority laid to lawn with decked dining area and shingle beds.

### GARAGE

Accessed via up and over door.

### FRONT GARDEN

Mainly laid to lawn. Flower bed. Brick wall with entrance gate. Flint wall to side.





## COUNCIL TAX BAND

Local Authority: Lewes District  
Council. Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.  
Environmental Impact Rating .

## DISCLAIMER

Money Laundering Regulations 2007: 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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