30 Seaview Road, Denton, BN9 0NP

ROWLAND GORRINGE

30 Seaview Road
Denton
BN9 0NP

£425,000

A light and bright 3 bed, semi-detached, spacious chalet bungalow located in the sought after Seaview Road. Boasting stunning sea views over Tide Mills, close proximity to the south down walks, Garage and sunny rear garden.

This attractive property is beaming with light throughout, with internal accommodation compromising; inviting entrance hall, a spacious lounge with centerpiece log burner and access to the side of the property, a 17' very well presented and spacious kitchen/diner with matching wall and base units, space for a range style oven, built in sink and drainer unit with combination tap. The room is finished with Karndean flooring, ample space for a dining table and further access to the side and into the conservatory. The sunny conservatory looks out to the garden while also leading into a separate study area with attractive, full length glass roof. The family bathroom is well presented with panel bath, overhead shower, W/C and hand basin. Bedroom two and three are located on the ground floor, both generous in size.

The first floor is complete with a very generously sized principal suite, benefiting from a window overlooking the gorgeous sea views and a en-suite fully equipped with stand alone shower, W/C and hand basin. Access is found into the eaves providing vast space and great storage. This comes with great potential to introduce further bedrooms and extend onto the property.

To the rear there is a sunny raised garden with generous lawn space, a variety of shrubbery, a timber shed and a large log cabin which is currently used as a home bar, fully equipped with power and lighting.

Further benefits include, garage, ample off street parking, double glazed windows throughout and a new boiler (December 2024)

Seaview Road is a highly desirable residential road that forms part of 'Mount Pleasant', a well considered district of Denton Village, near the port town of Newhaven. Geographically located at the foot of the South Downs. It is a few miles from Seaford, about 8 miles south of Lewes, and 15 miles east of Brighton. It is known for its historic buildings and its location looking out across Newhaven Harbour and Tide Mills. The village features a 13th-century church, a primary school and a pub. The area is within walking distance of the Newhaven town centre and train station, which offers convenient links to nearby towns and cities, including Brighton and London.

- Approximately 1565 sq ft
- Garage
- Close to South Downs Walks
- Close to Shops & Bus Stop
- Potential to Extend
- En-suite
- Sea Views
- Kitchen/Dining Room
- Close to Schools
- Log Burner

Lounge	5.44m x 4.27m (17'10" x 14'0")
Kitchen/Dinning Room	5.46m x 4.27m (17'10" x 14'0")
Conservatory	6.43m x 1.70m (21'1" x 5'6")
Study	2.59m x 1.70m (8'5" x 5'6")
Bathroom	2.41m x 1.96m (7'10" x 6'5")
Bedroom 2	3.94m x 3.20m (12'11" x 10'5")
Bedroom 3	2.84m x 2.29m (9'3" x 7'6")
Bedroom 1	6.76m x 4.52m (22'2" x 14'9")
En-Suite	2.06m x 1.37m (6'9" x 4'5")
Eaves	
Front Garden	
Garage	4.75m x 2.77m (15'7" x 9'1")
Rear Garden	
EPC - C	
Council Tax - D	

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Approximate Gross Internal Floor Area = 132.25 sq m / 1424 sq ft
Garage Area = 13.15 sq m / 142 sq ft
Total Area = 145.40 sq m / 1565 sq ft

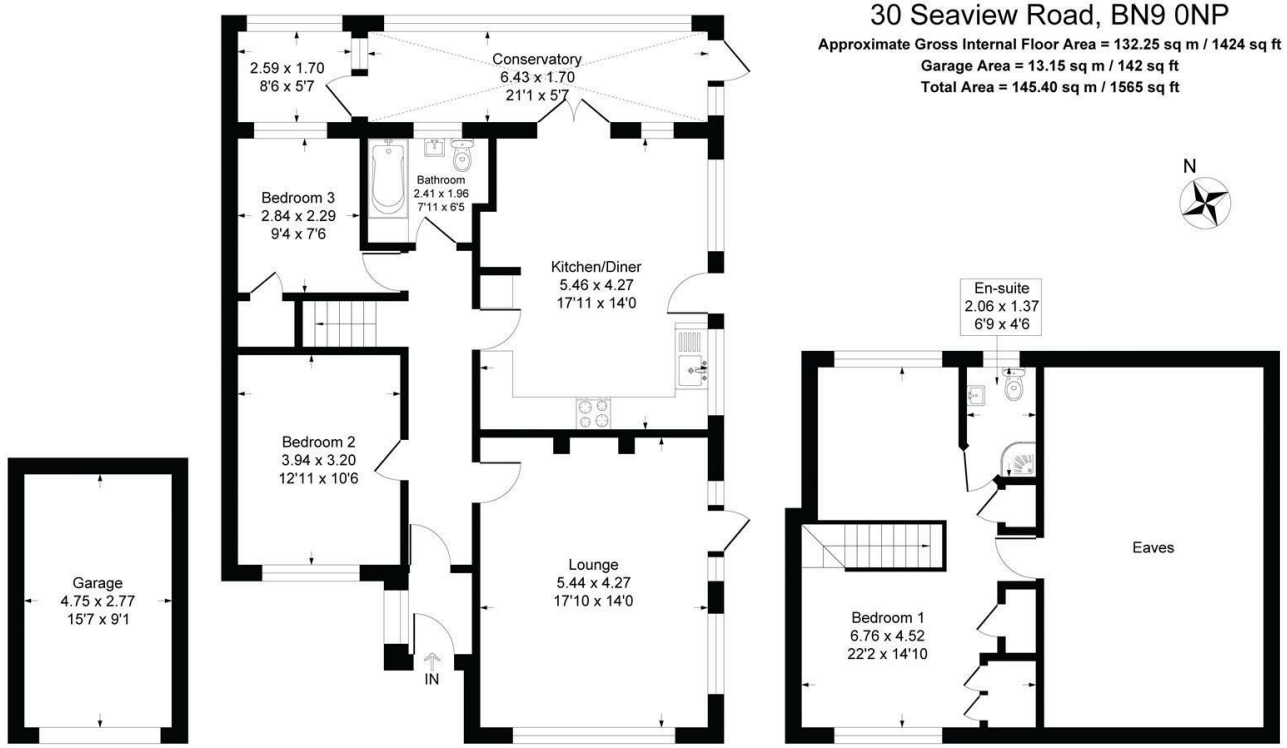

Illustration for identification purposes only, measurements are approximate, not to scale

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The Property Ombudsman

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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