



£600,000 offers in excess of
1 Tide Mills Way, Seaford, East Sussex, BN25 2QS

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Overview...

A fantastic opportunity to purchase this 1,700 sq ft Detached townhouse situated in this popular gated development on the outskirts of Seaford and Bishopstone.

The beach and coastal walk is just a 6 minute walk away and Bishopstone Mainline Railway Station is just 4 minutes away from the front door.

The 4/5 Bedroom home has been recently refurbished with a keen emphasis on energy efficiency. The installation of an Air Source Heat Pump servicing underfloor heating and 20 PV Solar Panels with battery storage, along with improved insulation, has culminated in an enviable EPC Rating of A and incredibly low energy costs.

The layout is both flexible and adaptable accommodating potential for a Ground Floor Annexe if desired. Currently the property is presented as a 5 Bedroom, 3 Bathroom home with a Ground Floor Study, Modern Kitchen Dining Room, generously sized Sitting Room with Balcony and far reaching views, Utility Room and Cloakroom.

Outside there is a Landscaped Garden, Detached Garage and Allocated Parking Space.



The property...

ENTRANCE HALL- White painted panelled doors to principal rooms, understairs storage cupboard, stairs rising to first floor.

GROUND FLOOR BEDROOM- A generously sized double bedroom with floor to ceiling windows to the front and door to;

EnSUITE SHOWER ROOM- Modern shower room with suite comprising of a generously sized shower enclosure with glass door, wc and wash hand basin, all complimented by timeless white tiled walls.

GROUND FLOOR STUDY - Measuring a comfortable 13ft and enjoying views to the front.

FIRST FLOOR LANDING- Stairs with white painted handrail and balustrade continue to the first floor. White painted panelled doors to principal rooms, window to the front with far reaching views over the local countryside. Boiler cupboard.

SITTING ROOM- A great size reception room flooded with natural lights provided by a pair of double doors, which open to a balcony, with windows either side. The reception room enjoys elevated views over the local countryside and sliding pocket doors open to the Kitchen Dining Room.

KITCHEN DINING ROOM- Modern and providing a splash of colour, this wonderful kitchen offers an excellent range of cupboards and drawers, complimented by bamboo worksurfaces and enjoying views over the rear garden. The kitchen is completely open plan to the Dining Area which also enjoys views over the rear garden and double doors provide access.

UTILITY/BOOT ROOM- A welcomed addition to any home, the utility room provides modern kitchen cupboards, a sink with drainer and space for appliances.

CLOAKROOM- Modern suite comprising of wc and wash hand basin. Window to the side. Heated towel rail.



The property...

SECOND FLOOR LANDING- White painted panelled doors to principal rooms. Linen cupboard.

BEDROOM 1- A generously sized double bedroom with elevated views to the front.

EnSUITE SHOWER ROOM- Refurbished in 2022 this modern shower room with suite comprising of a shower enclosure, wc and wash hand basin set into a vanity unit. Complimented by modern black taps and shower attachments. Window to the front.

BEDROOM 2- Another comfortable double bedroom with far reaching views to the front.

BEDROOM 3- A further generous double bedroom, enjoying elevated views over the rear garden.

BEDROOM 4 - Currently presented as a dressing room but a bedroom in its own right. Featuring elevated views to the rear.

BATHROOM- Also refurbished in 2022 this is a light and bright modern bathroom with suite comprising of a bath with hand held shower attachment, wc and wash hand basin set into a vanity unit all complimented by modern black taps and attachments. Heated towel rail and window to the rear.

REAR GARDEN- The garden is a true feature of the property being landscaped to create 'rooms' within the terraced garden. Cleverly there is a glazed covered area over a paved and decked terrace to the rear of the property, which allows for the garden to be used throughout the year. There is a further paved terrace which makes the most of the far reaching views to the local countryside. There are numerous raised beds, well stocked, and the garden feels noticeable private, not being overlooked from the rear. Gated access leads to the Garage and Parking Space.

GARAGE & PARKING- Located to the side of the property there is an allocated parking space to the side of the Detached brick built Garage.





Eco Credentials...

Our vendor clients have kindly provided the below information;

The house was substantially refurbished in 2022 including 20 solar panels installed on the roof with a capacity of 7.3 kWh (MCS Certified) and three 3.2 kWh Pylon batteries alongside the Solis inverter in the loft. Panels are insured till 2032.

A Mitsubishi EcoDan Air Source Heat Pump was added in a suitably discrete position and serving the underfloor heating to the ground and first floors. The second floor features electric under floor heating with separate room controls.

Additional insulation improvements were made. Works included the removal of the gas boiler and all radiators and the property is now all electric with underfloor heating and new floor finishes on all levels. With battery power storage and the selective use of tariffs, the annual total energy consumption currently averages out at approximately £1 per day

All of which has culminated in an impressive and rare EPC Rating of A.





Location...

Tide Mills Way is a popular Gated Development comprising of a select number of semi-detached and detached homes constructed in 2006.

The property is just a 4-minute walk (Source Google Maps) to Bishopstone Mainline Railway Station which offers regular direct services to Seaford, Brighton, Lewes, Gatwick and London. The popular beach is just a 6 minute walk away.

Old Bishopstone is truly picturesque with some beautiful scenic walks through the South Downs National Park offering panoramic far reaching views.

Seaford High Street is a 6-minute drive away (source Google Maps) the town offers an excellent array of shops, restaurants, library, supermarkets, leisure centre with gym, a swimming pool and another mainline railway station.

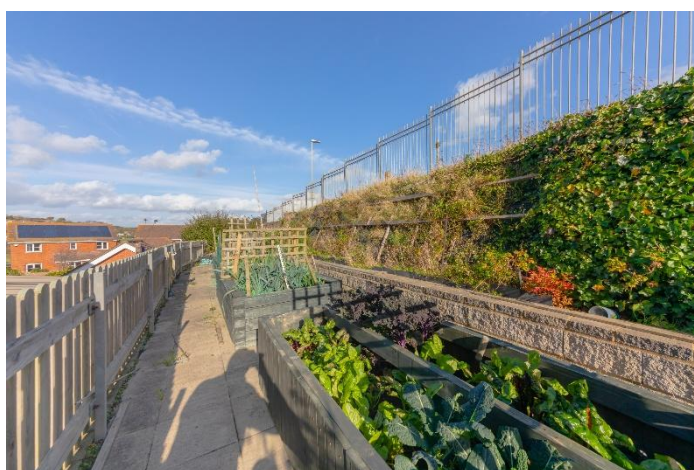
There is an excellent choice of schools catering for all ages and the town is proud to host a number of sports clubs.

Residents Association Charge - £473 per annum

EPC Rating - A

Council Tax Band - F



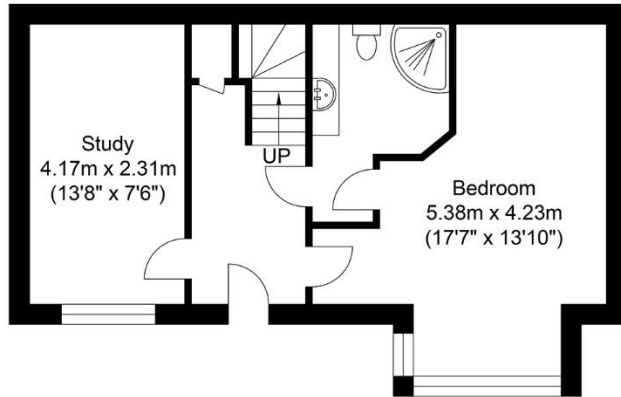


Enquiries...

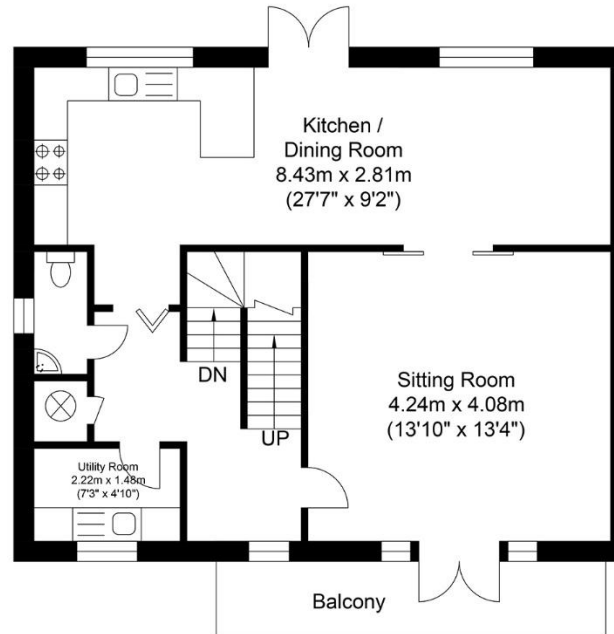
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

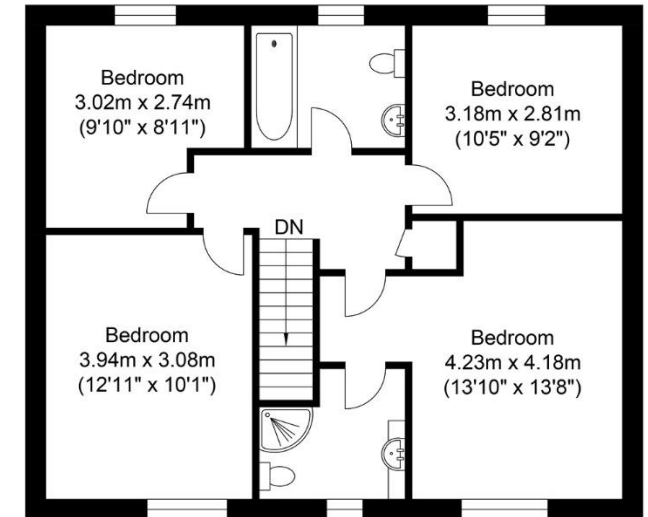
lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
410.96 sq ft
(38.18 sq m)



First Floor
Approximate Floor Area
652.93 sq ft
(60.66 sq m)



Second Floor
Approximate Floor Area
652.93 sq ft
(60.66 sq m)

Approximate Gross Internal Area = 159.50 sq m / 1716.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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