



Hill Rise  
Seaford  
East Sussex  
BN25

Offers In Excess Of £665,000

bettermove



# Hill Rise

## Seaford

Bettermove are proud to present this 4 bedroom detached house in Seaford.

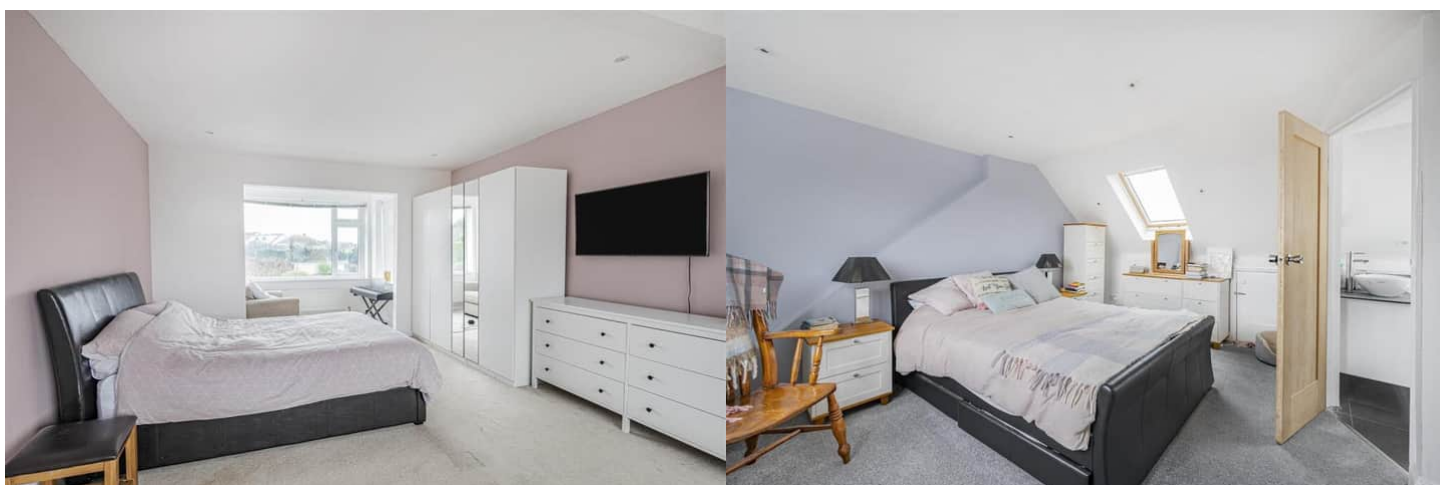
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, dining room, utility, shower room and fitted kitchen/breakfast room on the ground floor. The first floor consists of 2 bedrooms and 2 studies and the family bathroom. The second floor consists of 2 bedrooms with one including an on-suite and another family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

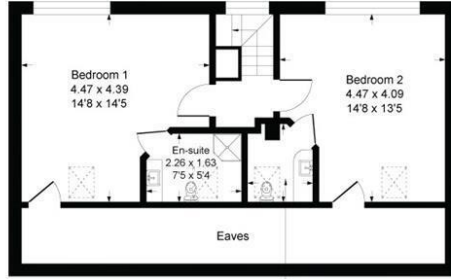
Located in the popular town of Seaford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and Seaford Bay. Excellent transport connections can be found from Bishopstone train station (0.3 miles), variety of bus routes and the A26.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



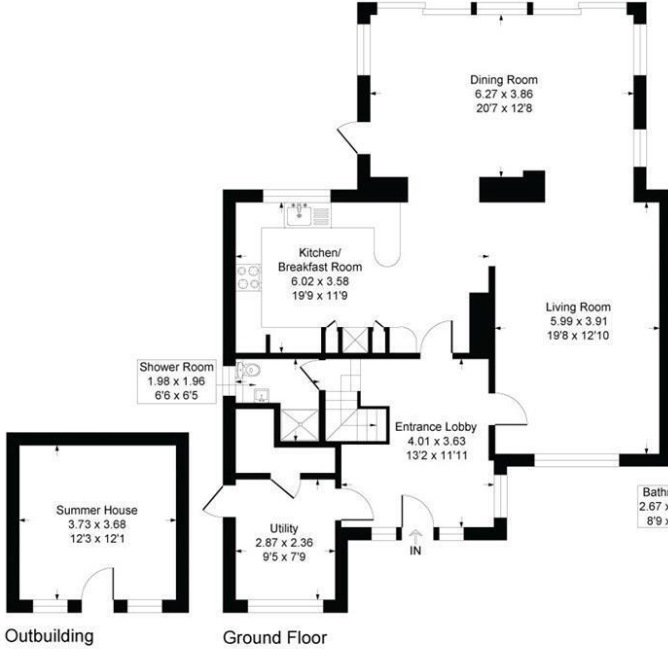
# 8 Hill Rise, BN25 2UA

Approximate Gross Internal Floor Area = 218.64 sq m / 2353 sq ft  
 Outbuilding Area = 13.75 sq m / 148 sq ft  
 Total Area = 232.39 sq m / 2501 sq ft

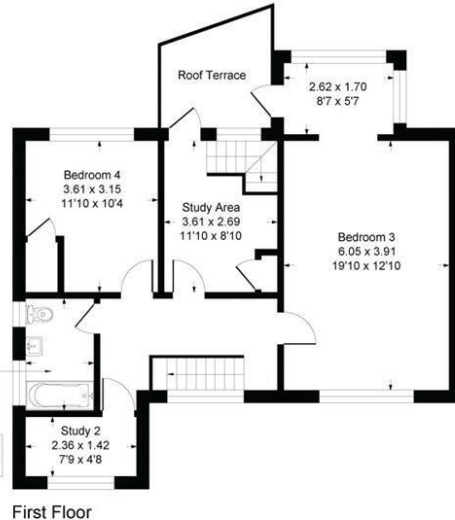


Second Floor

En-suite  
1.85 x 1.55  
6'1" x 5'1"



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	<b>74</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





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