



109 LEWES ROAD, NEWHAVEN, EAST SUSSEX, BN9 9SJ

£250,000

A mid terrace house ideally situated near to local bus services with the railway station, Newhaven port, marina and Newhaven town centre with shopping facilities half a mile distant.

The property, which requires modernisation, is considered an ideal family home being within a mile of Grays Infant school, Meeching Valley Primary school and Tideway secondary school.

The ground floor accommodation comprises two good sized reception rooms, kitchen and bathroom. On the first floor there are two double bedrooms and a single bedroom.

The property benefits from a courtyard rear garden and is being sold with no onward chain.

Further benefits include gas central heating and double glazed windows.

- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- MID TERRACE HOUSE
- NO ONWARD CHAIN
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SITUATED NEAR TO LOCAL BUS SERVICES AND RAILWAY STATION WITH ROUTES TO BRIGHTON AND LONDON





Ground floor

ENTRANCE HALL

Radiator. Stairs to first floor and under stair store cupboard.

KITCHEN

Range of base and wall units. Work surface with inset sink and drainer. Four ring gas hob with cooker hood above and electric oven beneath. Double glazed door and window to rear. Tiled splash back.

BATHROOM

White suite comprising panelled bath with wall mounted electric shower above. Wash basin with splashback tiles. Separate W.C. Cupboard housing gas fired boiler. Radiator.

DINING ROOM

Two built in store cupboards. Feature fireplace with surround. Double glazed window to rear. Radiator.

LIVING ROOM

Double glazed bay window to front. Radiator.

First floor

LANDING

Hatch to loft. Built in storage cupboard.

BEDROOM ONE

Two double glazed windows to front. Radiator. Feature fireplace.

BEDROOM TWO

Two built in cupboards. Double glazed window to rear. Radiator. Feature fireplace.

BEDROOM THREE

Built in cupboards. Double glazed window to rear.

Outside

REAR GARDEN

Laid to paved patio. Gate to rear access way which is overgrown.





COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating .

DISCLAIMER

Money Laundering Regulations 2017: 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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EST. 2004