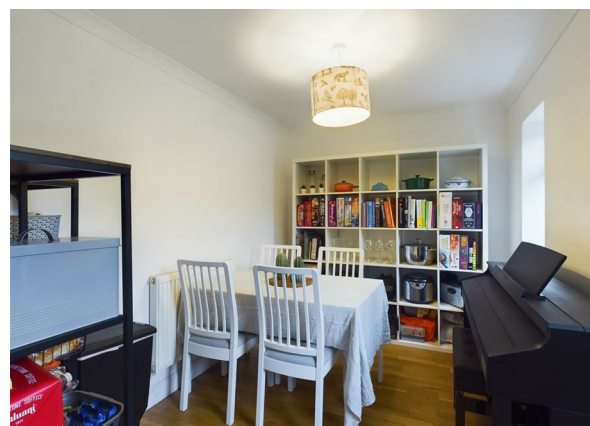


Western Road, Newhaven, East Sussex, BN9 9JN

Asking Price £280,000

Council Tax Band: C





Situated in this ELEVATED POSITION in Newhaven, this CHARMING HOME offers a delightful blend of comfort and style. The open views down towards the SEA provide a picturesque backdrop, enhancing the overall appeal of this lovely property With two reception rooms, the property provides ample space for both relaxation and entertaining. The bright and spacious accommodation is designed to create a welcoming atmosphere, perfect for family living or hosting friends. The main living room has been designed to make the most of the wonderful open views to the front whilst the fitted log burning stove adds the elegance for those cosy evenings in.

The Ground floor is finished off with a useful second WC and a modern fitted Kitchen.

To the first floor, this residence features a large boarded loft area with a pull down ladder, two well-appointed double bedrooms, and a family bathroom. The property is presented in good decorative order, allowing you to move in with ease and make it your own.

One of the standout features of this home is the large lawned garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Whether you are seeking a family home or a tranquil retreat, this house on Western Road is a splendid choice. With its combination of spacious interiors, beautiful garden, and stunning views, it promises a delightful living experience in a sought-after location.



206 South Coast Road, Peacehaven, East  
Sussex, BN10 8JP  
01273 830 987  
bnsales@localagent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC