

Mount Road, Newhaven, BN9 0LR
Asking Price £325,000

OL
Open House
estate agents



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Council Tax Band: C

Located on the charming Mount Road in Newhaven, this superbly presented family home offers the perfect balance of comfort and practicality and with the added advantage of no ongoing chain, this property is ready for you to move in and make it your own.

As you enter, you are welcomed into the light and bright entrance hall that flows seamlessly into the large living/dining room, perfect for both relaxation and entertaining. Close by is the well-appointed kitchen which is designed for functionality, making meal preparation a pleasure. A delightful sun room adds an extra touch of warmth and character, providing a lovely spot to admire the well stocked rear garden.

The property boasts three decent-sized bedrooms, two of which offer lovely open views, allowing you to enjoy the beauty of the surrounding area. A modern shower room completes the interior, ensuring convenience for the whole family.

Outside, the mature rear garden provides a tranquil retreat, ideal for gardening enthusiasts or those who simply wish to enjoy the outdoors. Additionally, the property features a huge garage/workshop, perfect for hobbies or extra storage. With ample off-road parking for up to three vehicles, this home caters to the needs of a busy family.

In summary, this charming house on Mount Road is a wonderful opportunity for those seeking a well-rounded family home in a desirable location. Don't miss your chance to view this exceptional property.

Living/Dining Room

15'4 x 15'2 (4.67m x 4.62m)

Kitchen

12'1 x 8'6 (3.68m x 2.59m)

Sun Room

14'9 x 6'10 (4.50m x 2.08m)

Bedroom One

13' x 8'8 (3.96m x 2.64m)

Bedroom Two

10'8 x 8'10 (3.25m x 2.69m)

Bedroom Three

9'9 x 5'11 (2.97m x 1.80m)

Shower room/wc

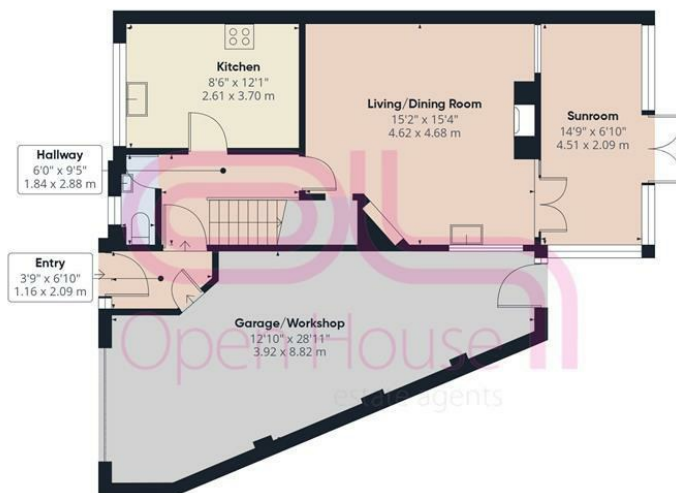
5'10 x 5'9 (1.78m x 1.75m)

Garage/Workshop

28'11 x 12'10 (8.81m x 3.91m)



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Ground Floor



Floor 1

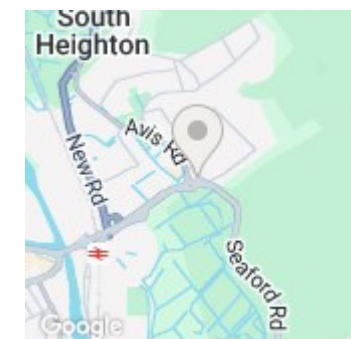


Approximate total area⁽¹⁾
1203 ft²
111.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	