

11 Valley Close, Newhaven, BN9 9XS

Asking Price £325,000



This comfortable family home offers an abundance of character and some simply stunning views too. Backing onto farmland with countryside walks literally on your door step, you will find the location hard to beat.

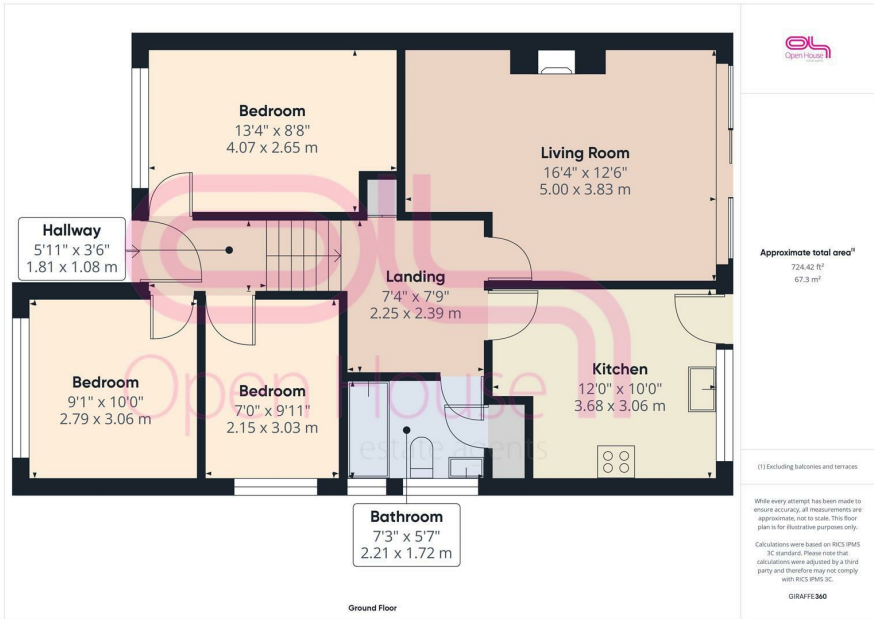
The main front door opens into an inviting entrance hall, from here all principle rooms can be accessed. Positioned to the rear and with views across the rear garden toward farmland beyond is the warm and inviting living room. Here you will find a wood burning stove which takes centre stage, alongside plenty of space for all of your soft furnishings. Close by is the fitted kitchen which offers plenty of storage, work surfaces, appliance space and room for a dining table and chairs. Furthermore, a window and glazed door boasts superb views across the rear garden toward farmland beyond.

Three bedrooms are present, two of which have superb views across Newhaven. Completing the interior of this lovely home is a modern bathroom which consists of a matching white suite.

Moving outside you will find a sizeable rear garden which comprises of a level patio and a further lawned area of garden which is flanked by established flower bed borders and mature fruit trees too. A gate at the rear leads straight onto farmland. Lastly, parking will be of no concern as the property offers an integral garage, private drive and unrestricted on street parking.



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		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC