

**St. Leonards Close, Newhaven, BN9 0RW**

**Asking Price £269,950**

**Council Tax Band: B**





This delightful two-bedroom house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property is situated in a popular residential area, making it an attractive choice for families and professionals alike.

Upon entering, you will find a well-presented interior that boasts a spacious living and dining room, perfect for entertaining guests or enjoying quiet evenings at home. The fitted kitchen is both functional and stylish, catering to all your culinary needs, whilst the modern bathroom adds a touch of luxury, ensuring comfort for all residents.

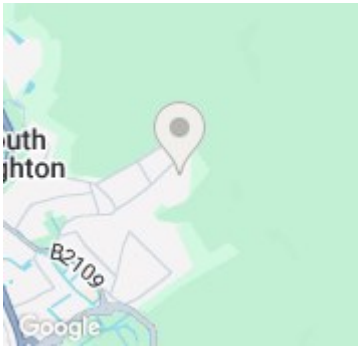
The two double bedrooms are generously sized and feature eaves storage, providing ample space for your belongings. With double glazing throughout, the home benefits from excellent insulation, while the gas central heating ensures a warm and inviting atmosphere during the colder months.

One of the standout features of this property is the sun trap rear garden, which offers a level patio area ideal for al fresco dining or relaxing in the sun. The garden further extends to tiered levels, providing a lovely outdoor space for gardening enthusiasts or those looking to create a tranquil retreat.

In summary, this house in St. Leonards Close is a wonderful opportunity for anyone looking to settle in a vibrant community. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.



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