

St. Leonards Road, Newhaven, BN9 0RN  
Offers In The Region Of £350,000  
Council Tax Band: C



This STUNNING detached bungalow offers a delightful blend of COMFORT and STYLE. With its excellent decorative order, the property is ready for you to MOVE IN and make it your own.

The bungalow features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. There are two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring convenience for all residents.

One of the standout features of this property is its proximity to open fields, making it an ideal location for dog walking and enjoying the great outdoors. The picturesque views over Denton add to the appeal, offering a serene backdrop to your daily life.

Additionally, the bungalow comes with a garage, providing valuable storage space or the perfect spot for your vehicle. This property is not just a home; it is a lifestyle choice, combining the tranquillity of nature with the comforts of modern living.

If you are seeking a peaceful retreat in a desirable location, this bungalow is certainly worth considering. Don't miss the opportunity to make this lovely property your new home.



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**Ground Floor Building 1**

**Ground Floor Building 2**

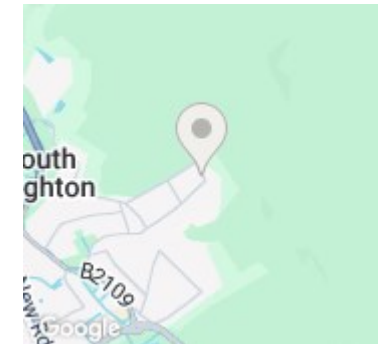
Approximate total area<sup>®</sup>  
800.62 ft<sup>2</sup>  
74.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	