



## **52 Station Road, Mount Pleasant, Newhaven**

**£285,000 Freehold**

### Description

**A mid terrace house situated near the top of the much favoured Mount Pleasant area of Newhaven. The property benefits from sealed unit double glazing and gas fired central heating. Ground floor accommodation comprises a spacious living room, office/games room, fitted kitchen and conservatory, with three bedrooms and a bathroom on the first floor. Externally there is off road parking and front and rear gardens. There is also a garage (restricted in length)**

### Opening hours & viewing arrangements

Please contact us to make an appointment to view.  
We are open from 9am to 5pm Monday to Friday and 9am to 12 noon Saturday.

### Mortgage Information

Please visit our website where a mortgage calculator can be found.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT  
KEEP UP REPAYMENTS ON YOUR MORTGAGE**

## 52 Station Road, Mount Pleasant, Newhaven, East Sussex, BN9 0NN

Directional note: From the ring road follow signs for Seaford across the river bridge. At the 2<sup>nd</sup> roundabout turn left into Avis Road, then 1<sup>st</sup> right and 1<sup>st</sup> left into Station Road. No. 52 will be found near the top of the hill on the right hand side.

### Accommodation

Part glazed front door opens into

Hall	Ceramic tiled floor. Central heating thermostat, double radiator, coved ceiling, telephone point.
Living Room	Approximately 16'9" x 14'3" (5.11m x 4.34m) TV satellite point, double radiator, coved ceiling. Double doors open into conservatory.
Conservatory	Approximately 9'7" x 9'6" (2.92m x 2.90m) Door to rear garden.
Games Room/Office	Approximately 9'3" x 7'8" (2.82m x 2.34m) Single radiator. Door to garage. (This room was formerly the rear portion of the garage)
Kitchen	Approximately 10'7" x 7'6" (3.23m x 2.29m) Inset 1½ bowl single drainer stainless steel sink unit with mixer taps. Good range of wall and base units with ample worktop over. Space and plumbing for washing machine, space for electric oven with extractor unit over. Further appliance space. Single radiator, coved ceiling.
Stairs to Landing	Airing cupboard housing factory lagged hot water cylinder and slatted shelving over. Coved ceiling with access hatch to loft. (central heating boiler located in the loft)
Bedroom 1	Approximately 13'2" x 11'9" (4.01m x 3.58m) With fitted double wardrobe. Coved ceiling, double radiator.
Bedroom 2	Approximately 16'7" maximum x 10'7" maximum (5.05m x 3.23m) and being of L shape. Double radiator, coved ceiling.
Bedroom 3	Approximately 10'2" x 7'7" (3.10m x 2.31m) Pine panelled ceiling, single radiator.
Bathroom	White suite comprising panelled bath, close coupled WC, vanity unit and glazed shower cubicle with electric shower. Part tiled walls.

### Outside

Front Off road parking leading to integral garage. Remainder of front garden laid to lawn.

Garage Approximately 11'3" x 7'8" (3.43m x 2.34m)  
Up and over door, light and power. Gas and electric meters.

Rear Set out on two levels with paved patio area and steps up to lawn. Enclosed by timber fence.

Council Tax Band



**The Garden**



**Living Room**

**MEA2090**

NB: Whilst we endeavour to make our sales particulars accurate and reliable, we have not tested any fixture or items of equipment that may be included in the sale, nor do they form any part of any offer or contract. All measurements are approximate and given as a guide only. If there is any point which is of particular importance to you please contact our office and we will be happy to check the information, particularly if travelling some distance to view the property. Where reference is made to a lease, ground rent and maintenance information, or to planning permission or potential, such information is given in good faith and purchasers should make their own enquiries to the relevant authority.

