



## **31 St Martins Crescent, South Heighton, Newhaven**

**£295,000 Freehold**

### Description

**A mid terrace house in this popular residential close. Ground floor accommodation comprises a good size lounge/diner, fitted kitchen and a cloakroom/WC with three bedrooms and a bathroom on the first floor. The house benefits from gas fired central heating and sealed unit double glazing. Externally there are pleasant front and rear gardens with ample parking nearby.**

### 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**

## **31 St Martins Crescent, South Heighton, Newhaven BN9 0PH**

Directional note: From the ring road, follow signs for Seaford across the river bridge. At the 2<sup>nd</sup> roundabout take the 1<sup>st</sup> exit and proceed along Avis Road until reaching Paradise Park. Turn right into Iveagh Crescent, then 1<sup>st</sup> left into St Martins Crescent.

### **Accommodation**

Part glazed front door opens into

- Entrance Lobby Ceramic tiled floor, coved ceiling. Cupboard concealing gas meter.
- Lounge/Diner Approximately 18' x 15'2" maximum (5.49m x 4.62m)  
Affording a glimpse of Castle Hill. Laminated floor, coved ceiling. TV point, central heating thermostat, double radiator.
- Kitchen Approximately 9' x 8'7" (2.74m x 2.62m)  
Inset 1½ bowl single drainer sink unit with mixer taps. Space for gas cooker, space and plumbing for washing machine, further appliance spaces. Good range of high gloss white fronted wall and base units with ample work surface over. Part tiled walls, wall mounted gas fired combi boiler for central heating and hot water.
- Cloakroom Low level WC and wall mounted corner wash basin.
- Rear Lobby Single radiator, part glazed door to rear garden.
- Stairs to Landing Coved ceiling with access hatch to loft. Useful store cupboard.
- Bedroom 1 Approximately 12' x 8' (3.66m x 2.44m)  
Far-reaching views across Newhaven towards Castle Hill. Single radiator, coved ceiling, useful fitted storage area.
- Bedroom 2 Approximately 13'1" x 8'8" (3.99m x 2.64m)  
Single radiator, coved ceiling.
- Bedroom 3 Approximately 8' x 6' (2.44m x 1.83m)  
Far-reaching views across Newhaven towards Castle Hill. Single radiator, coved ceiling.
- Bathroom White suite comprising close-coupled WC, pedestal wash basin and panelled bath with mixer taps and shower attachment. Part tiled walls, single radiator.
- Outside
- Front An open plan garden laid to lawn with side borders.
- Rear Paved patio area, remainder laid to lawn with timber shed and flower borders. The garden extends to approximately 30' (9.14m) and is enclosed by timber fence. Rear access to communal car park.

Council Tax  
Band

### **MEA2104**

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.