



99 Western Road, Newhaven

£275,000 Freehold

Description

An appealing mid terrace house in this residential street, convenient for local schools. Ground floor accommodation comprises separate living and dining rooms, a fitted kitchen, conservatory and cloakroom/WC. In addition, the adjoined outbuilding has been adapted to provide a utility room. On the first floor, there are 3 bedrooms and a spacious shower room. The house benefits from gas fired central heating and double glazing. There is a good size garden to the rear. Sold with the benefit of no upward chain, early viewing is recommended.

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**

99 Western Road, Newhaven, East Sussex, BN9 9JN

Accommodation

Part glazed front door opens into

Hall	Single radiator, smoke alarm.
Living Room	Approximately 16'10" x 10'11" maximum (5.13m x 3.33m) Feature fireplace with modern electric fire, adjacent shelving. Double radiator, coved ceiling. Sliding doors to:
Conservatory	Approximately 9'10" x 9'10" (3m x 3m) Door to rear garden.
Kitchen	Approximately 13'5" maximum x 6'5" (4.09m x 1.96m) Good range of high gloss wall and base units with ample work surface over. Inset single drainer stainless steel sink unit with mixer taps, fitted fan assisted electric oven with hob over and extractor unit above.
Dining Room	Approximately 9'11" x 9'11" (3.02m x 3.02m) Single radiator.
Stairs to Landing	Far reaching views. Access hatch to loft, useful store cupboard.
Bedroom 1	Approximately 11'10" plus depth of fitted wardrobes x 9'11" (3.61m x 3.02m) Quadruple fitted mirrored wardrobes, double radiator.
Bedroom 2	Approximately 12'2" x 10' (3.71m x 3.05m) Built in store cupboard, double radiator.
Bedroom 3	Approximately 11' x 6'8" (3.35m x 2.03m) Far reaching views including Seaford Head. Fitted store cupboard, radiator.
Shower Room	Modern white suite comprising close coupled WC, vanity unit and large walk in shower. Part tiled walls. Fan heater, extractor unit, useful store cupboard.
Outside	
Front	A terraced garden with side access to
Rear	Useful outbuildings adapted to provide storage and a utility room. The rear garden, which is South facing, features a decked area, paved patio and lawn.

Council Tax Band

MEA2124

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.