



## **68 Evelyn Avenue, Newhaven**

**£269,950 Freehold**

### Description

**An appealing Victorian terrace house in this popular residential street, convenient for local schools and transport links. Ground floor accommodation comprises separate living and dining rooms, a fitted kitchen and bathroom. On the first floor, there are 3 good sized bedrooms. The house benefits from gas fired central heating and double glazing. There is a low-maintenance rear garden. 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 Saturday by appointment.

### 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**

**68 Evelyn Avenue, Newhaven, East Sussex, BN9 9SG**

**Accommodation**

Part glazed front door opens into;

Entrance Vestibule    Inner door opens into

Entrance Hall            Double radiator.

Living Room            Approximately 13'2" including bay x 10'5" maximum (4.01m x 3.17m)  
Coved ceiling, double radiator. Bay window seat with useful storage under.

Dining Room            Approximately 13'11" maximum x 11' ( 4.24m X 3.35m)  
Single radiator, telephone point.

Kitchen                  Approximately 10' x 8'4" maximum (3.04m x 2.54m)  
Good range of wood effect wall and base units with ample worktop over. Inset single drainer stainless steel sink unit with mixer taps. Fan assisted electric oven with 4 burner gas hob over and extractor unit above. Space and plumbing for washing machine, further appliance space. Wall mounted gas fired combi boiler for central heating and hot water. Part tiled walls.

Door to:

Rear Lobby              Part glazed door to rear garden. Useful store cupboard.

Bathroom                White suite comprising panelled bath with mixer taps and shower attachment, wall mounted wash basin, low level WC. Part tiled walls, double radiator.

Stairs to Landing        Access hatch to loft, useful store cupboard.

Bedroom 1                Approximately 13'10" x 10' 11" (4.21m x 3.32m)  
Feature cast iron fireplace, double single radiator.

Bedroom 2                Approximately 11' x 8'7" (3.35m x 2.61m)  
Far reaching views over hills. Feature cast iron fireplace, single radiator.

Bedroom 3                Approximately 13'4" x 8'4" (4.06m x 2.54m)  
Far reaching views over hills towards Lewes. Feature cast iron fireplace, single radiator.

Outside

Front                      Small front garden, paved for ease of maintenance.

Rear                        Mostly paved for ease of maintenance and enclosed by wall and fence. Rear access.

Council Tax Band

**MEA2127**

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.