



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.  
**Any floor plans shown are for identification purposes only and are not to scale**  
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
 Peacehaven. BN10 8LD  
 Tel: 01273 585001  
 e: peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
 Tel: 01273 303064  
 e: saltdean@carruthersandluck.co.uk

Lettings department:  
 233a South Coast Road, BN10 8LD  
 e: lettings@carruthersandluck.co.uk  
 Company registration no: 08884155



Find us on Facebook  
 Carruthers Luck



Follow us on  
 Instagram  
 @carruthersandluck



# C&L

carruthersandluck  
 salesandlettings

4 Valley Road, Newhaven, BN9 9XA

EPC : D

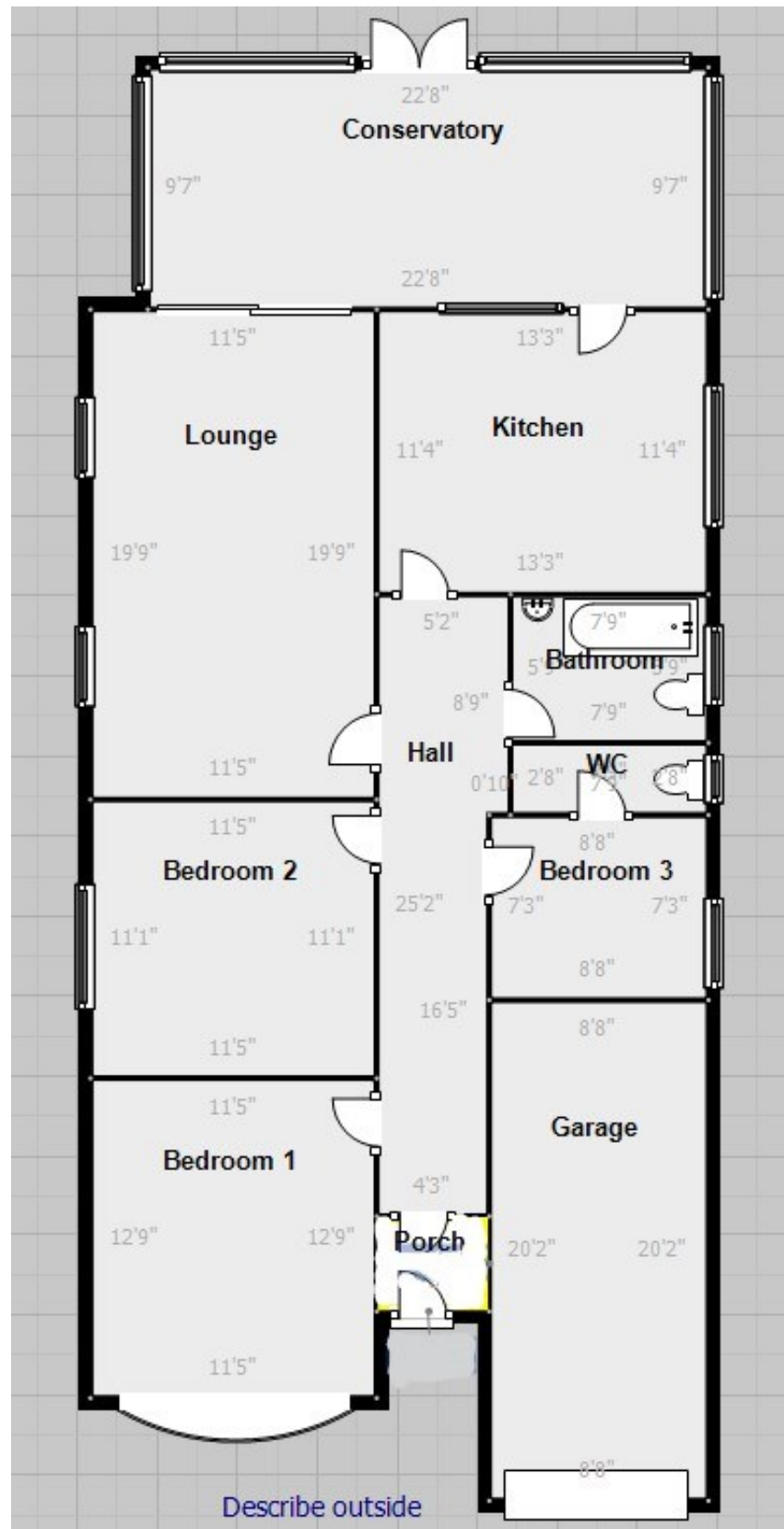
£365,000



www.carruthersandluck.co.uk



A very spacious detached 3 bedroom bungalow situated in a nice location opposite an open green and pond and having further views across Newhaven towards the downs. The property offers spacious rooms and has potential for further development into the large roof space.



The front door leads to a spacious 25' entrance hall with an opening and ladder to 2 loft rooms. The lounge is at the rear of the property and opens out into a large conservatory/dining room. The lounge also has two attractive porthole windows to the side and a fireplace. The owner has informed us that underneath the carpet is the original parquet floor. The conservatory/dining room spans the rear of the property and overlooks the rear garden and is triple aspect. The kitchen is a particularly good size and is fitted with a range of modern white floor and wall units and has space for all appliances. There is also a central island with storage and space for stools. The kitchen units are topped with quality black granite worktop. There is also a door from the kitchen to the conservatory/dining room.

The bungalow has three good sized bedrooms. The main bedroom has a bay window and overlooks the open ground and pond opposite. This room has a range of built in wardrobes. The second bedroom is also a good double room and has fitted wardrobes and a large window.

Bedroom three has a window and its own ensuite WC. A modern family bathroom completes the accommodation. The loft area is fully boarded, has velux windows and is currently split into two rooms and a shower room, though they are only considered as loft space.

Outside there is a good size garage with an electric door, power and light and 2 very useful additional storage areas enabling the main garage to stay clear for a car etc.

The front garden is paved providing plenty of space for 2 cars and has an established shrub area to the left. There is gated access via both sides to the rear garden. The rear garden has again been paved for easy maintenance and has space for a table and chairs etc. There are established flower and shrub borders and the garden is nice an private.

The property is situated in a good location which is very convenient for access to the A27 and Lewes. Newhaven Town Centre is within half a mile with its various shops, restaurants, pubs and leisure Centre/swimming pool. Newhaven ferry terminal and train station is also within a mile.

**Council tax band: C**