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Any floor plans shown are for identification purposes only and are not to scale
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32 Anderson Close, Newhaven, BN9 9XY

EPC : C

£325,000



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A well presented 3 bedroom semi detached house with some lovely views over Newhaven towards the port and the downs in the distance. The property has been well looked after and maintained and has the added benefit of a conservatory leading out onto the level rear garden.

The front door leads to a spacious entrance hall with a hatch to the loft space. The Lounge is to the rear of the house and has a wide window with some lovely views. The lounge then opens up into a dining room which also has a wide window taking in the views. The kitchen overlooks the front garden and is fitted with a range of cream coloured shaker style units on two walls with a range of base cupboards and drawers and matching wall units. There is a built in oven and hob and space for all other appliances. The kitchen also has space for a breakfast table. There is also a wc on this floor. The lower floor has 3 good sized bedrooms, an airing cupboard and a large understairs cupboard. The main bedroom has built in mirror fronted wardrobes and a door out to a conservatory. The conservatory overlooks the rear garden and has a triple glazed glass roof. The conservatory is a good size and has plenty of space for sofas etc and has French doors to the garden. The family bathroom which has a modern white suite and is attractively tiled completed the ground floor accommodation.

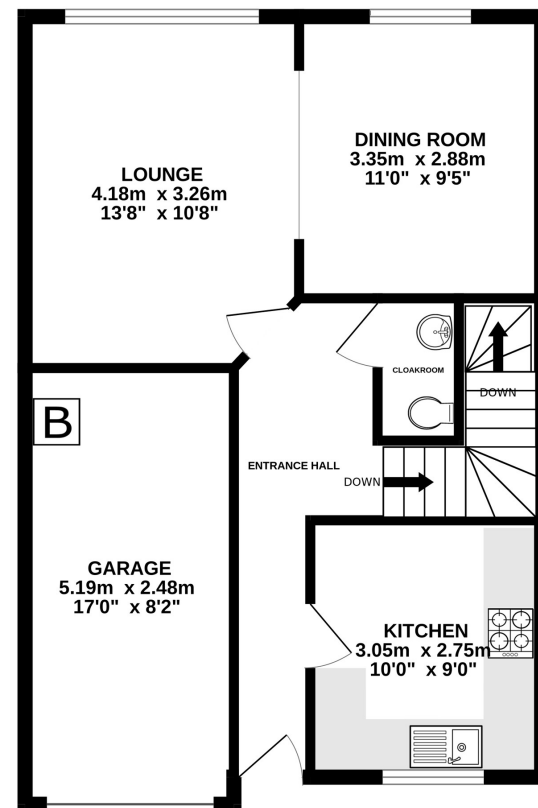
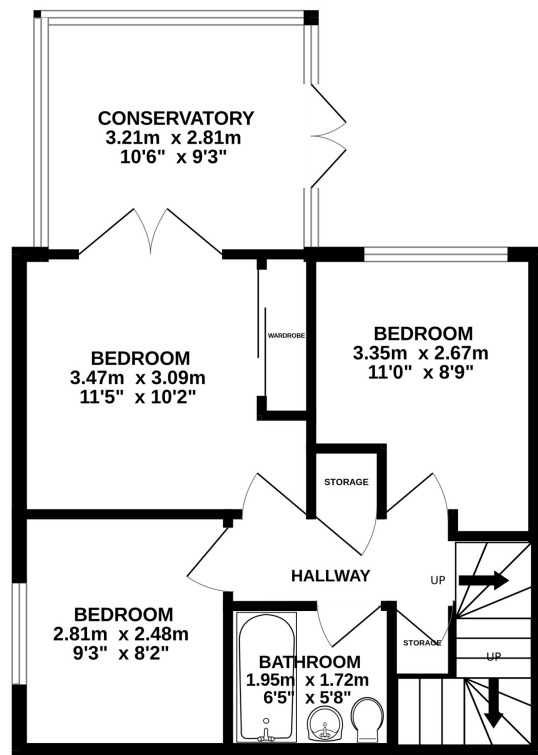
The house has an integral garage with power and light that could also be converted to form another bedroom or reception room if needed. The front garden is open plan and laid to lawn and has its own driveway. A side path leads to the rear garden which is level and well maintained. The garden is mainly laid to lawn and has a recently laid grey brick paved patio area. The garden also has some lovely open views.

The property is situated on a modern development ideally situated between Newhaven town Centre and Peacehaven. Newhaven has its own railway links and the ferry terminal as well as a range of well known shops and stores, pubs and restaurants. There is a fantastic bus service providing frequent and easy access to Brighton City Centre at the end of the road, about a 5 to 10 minute walk from the house.

Council tax band: D

GROUND FLOOR
45.2 sq.m. (487 sq.ft.) approx.

ENTRANCE FLOOR
56.3 sq.m. (606 sq.ft.) approx.



32 ANDERSON CLOSE NEWHAVEN

TOTAL FLOOR AREA: 101.5 sq.m. (1093 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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