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**Any floor plans shown are for identification purposes only and are not to scale**

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# C&L

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salesandlettings

**36 Clifton Road, Newhaven, BN9 0BA**

**EPC : D**

**£249,500**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



A 3 bedroom, 2 reception room terraced home situated close to Newhaven Town Centre with its varied shops and local bus services to Brighton City Centre and Eastbourne Town Centre. There is also the benefit of a train station and the Newhaven Port.

Through the front door is an entrance porch with access to the lounge. The lounge is west facing meaning it will catch the sun towards the end of the day. There is also a fireplace. On to the 2<sup>nd</sup> reception room, this is a lovely size with patio door going out onto the rear garden. The perfect place to entertain guests. The kitchen has plenty of space for appliances, utilities and a cooker. There is also some storage space and a door with access on to the rear garden.

This property comprises of three bedrooms, one of which is west facing and is a fantastic size, another overlooks the rear garden whilst the main bedroom is on the second floor and west facing. The internal accommodation is complete with a family bathroom to comprise of a shower cubicle, bath, wash basin and wc.

Outside: the rear garden has been paved meaning it is easy to maintain. There is also a cupboard that houses the boiler.

Please note: there is a damp issue, please contact our office for more details.

The accommodation with approximate room measurements comprises:

- ENTRANCE PORCH 5'8" x 2'10" (1.72m x 0.86m)**
- LOUNGE 14' max x 12'10" max (4.26m x 3.91m)**
- KITCHEN 9'1" x 7'2" (2.76m x 2.18m)**
- RECEPTION ROOM 11'1" x 8'9" (3.37m x 2.66m)**
- BEDROOM 1 18'2" max x 14' max (5.53m x 4.26m)**
- BEDROOM 2 14'2" x 12'8" (4.31m x 3.86m)**
- BEDROOM 3 11'2" max x 8'10" (3.40m x 2.69m)**
- BATH/SHOWER ROOM/WC 9'2" x 7'5" (2.79m x 2.26m)**

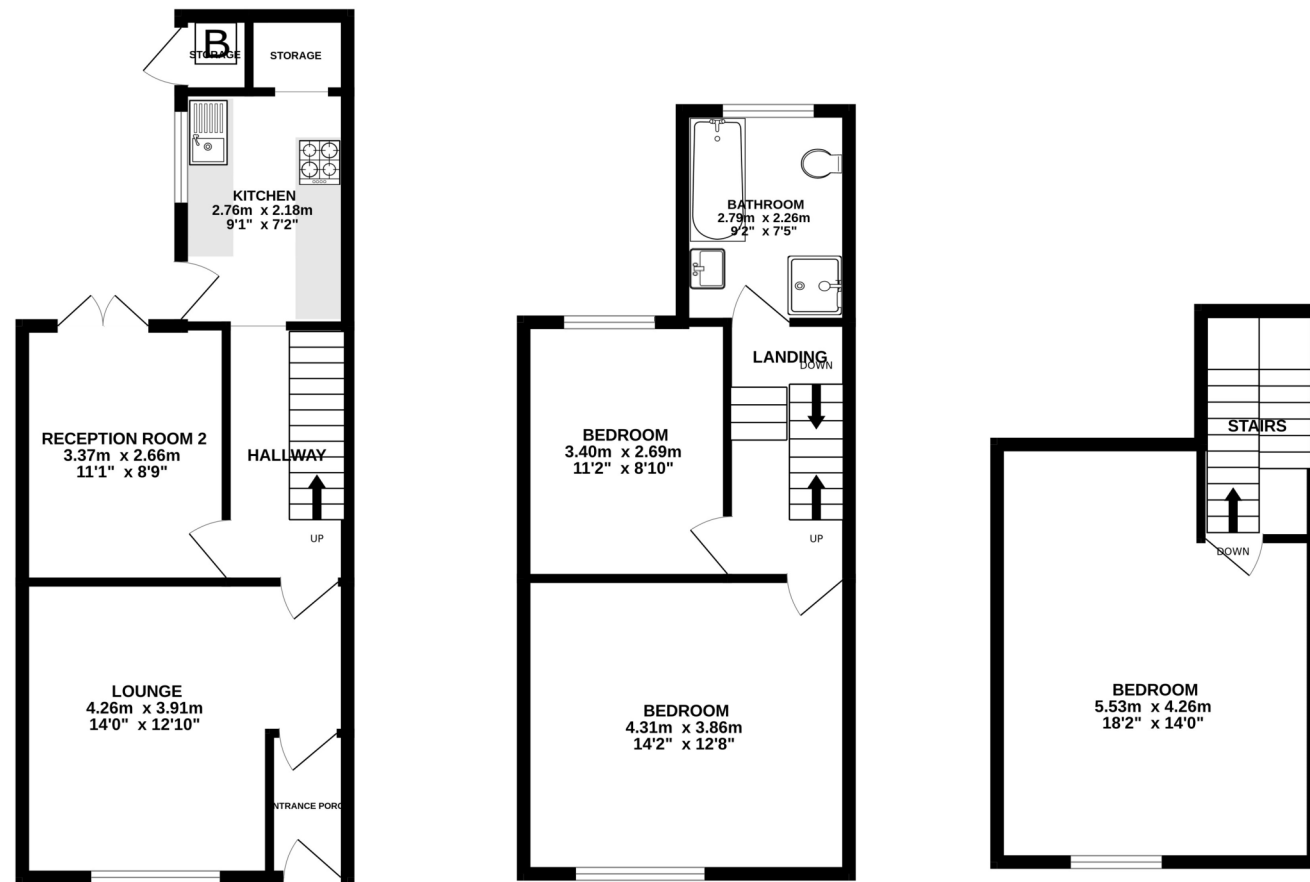
**GARDENS**

**Council tax band: D**

GROUND FLOOR  
40.5 sq.m. (436 sq.ft.) approx.

1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.

2ND FLOOR  
25.8 sq.m. (278 sq.ft.) approx.



36 CLIFTON ROAD NEWHAVEN

TOTAL FLOOR AREA : 103.9 sq.m. (1118 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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