



22 Brighton Road, Newhaven, BN9 9NB

£325,000

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## 22 Brighton Road

### Newhaven

A superbly presented and recently renovated Victorian style house offering lovely size rooms reflective of its period retaining many features including tall ceilings but with all modern conveniences. The property has the benefit of a large newly fitted kitchen, new shower room, new boiler and newly redecorated rooms with new carpets. There are good views from the rear of the house and it is, of course, ideally situated for shops, buses and schools. The Train station is a 10 minute walk.

The original period tiled path leads to the front door. The entrance hall is a good size being 23' in length and having new carpets and a deep under stairs storage area.

The lounge/dining room is a really nice size being 30' length in total. The room is split into a living room with a bay window overlooking the front. The dining area has French doors to the rear and is all newly carpeted and has period skirting board. The kitchen/breakfast room is a particular feature of the house being good size and newly fitted with a range of deep blue coloured 'shaker' style units with a wide range of base cupboards and drawers and a tall larder cupboard. Integrated appliances include an oven, hob, fridge/freezer and dishwasher. A further working surface has space for a washing machine and tumble drier below. The combination boiler is approximately one year old. The kitchen has space for a table and a door to the rear.





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On the first floor is a large landing with hatch a good size roof space. There are 3 double bedrooms. The main bedroom is an extremely generous room with a bay window. The other two bedrooms are both doubles. A newly fitted shower room with fully tiled walls completes the internal accommodation.

ENTRANCE HALL 23' (7m) in length

LOUNGE/DINING ROOM 30' x 15' (9.14m x 4.52m)

LOUNGE AREA 15' x 13' (4.52m x 3.96m)

DINING AREA 15' x 11' (4.52m x 3.35m)

KITCHEN 16'1" x 11'4" (4.90m x 3.47m)

LANDING 19'2" x 5'5" (5.85m x 1.67m)

BEDROOM 1 17' x 14'8" (5.18m x 4.51m) into bay.

BEDROOM 2 12'5" x 11' (3.81m x 3.35m)

BEDROOM 3 11' x 9'8" (3.35m x 2.98m)

SHOWER ROOM 6' x 5'2" (1.82m x 1.58m)

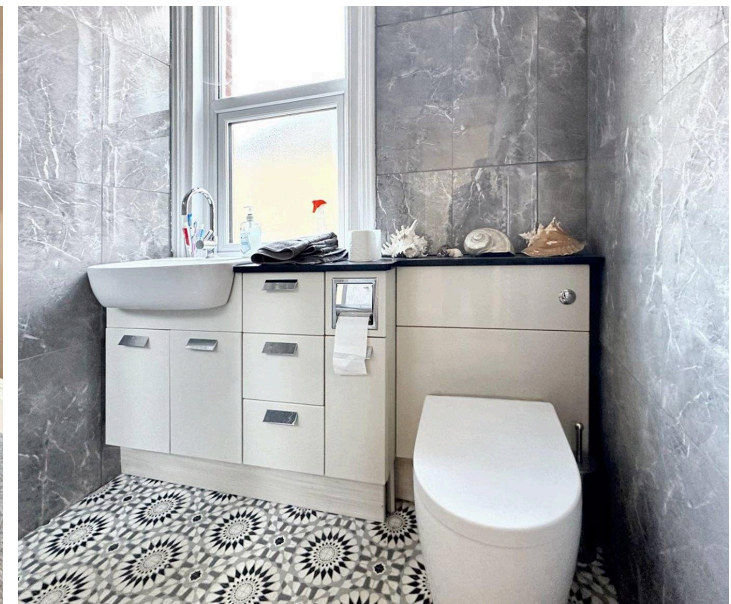
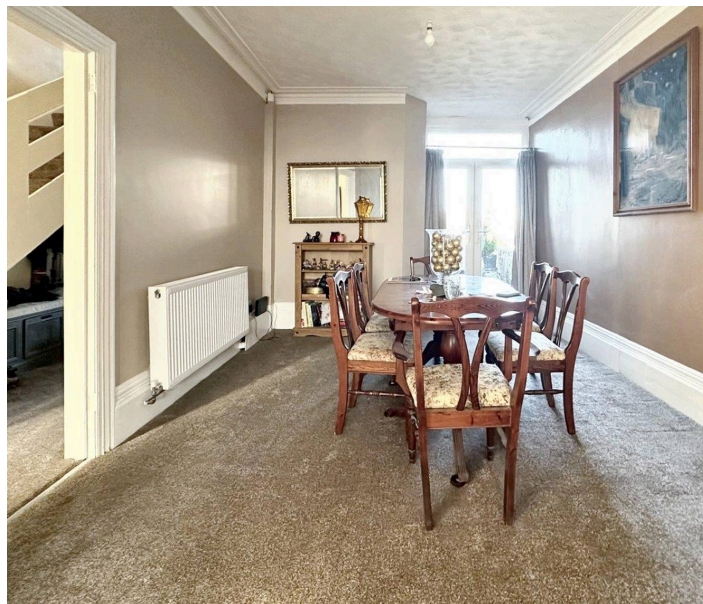
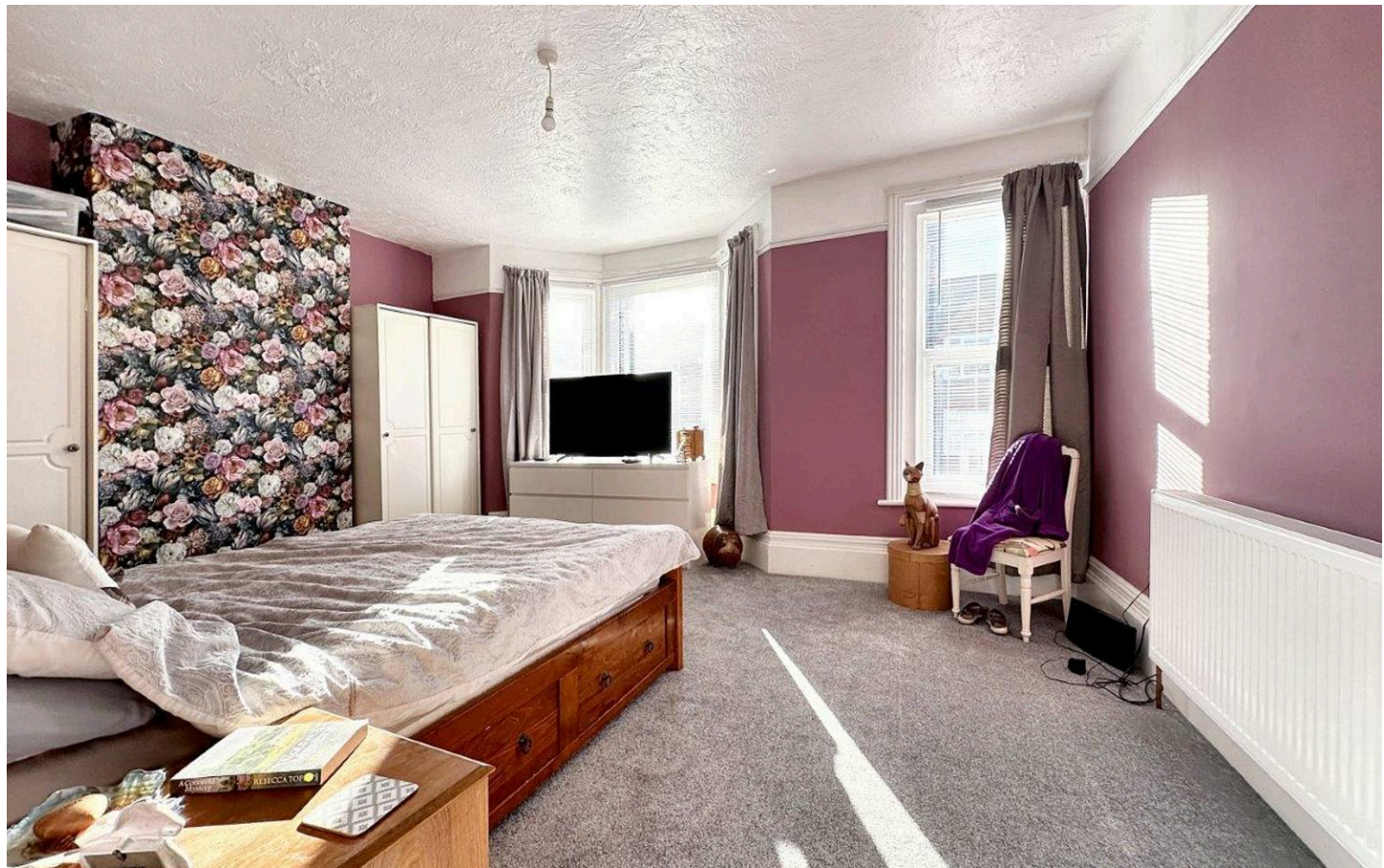
GARDEN/PARKING

CELLAR

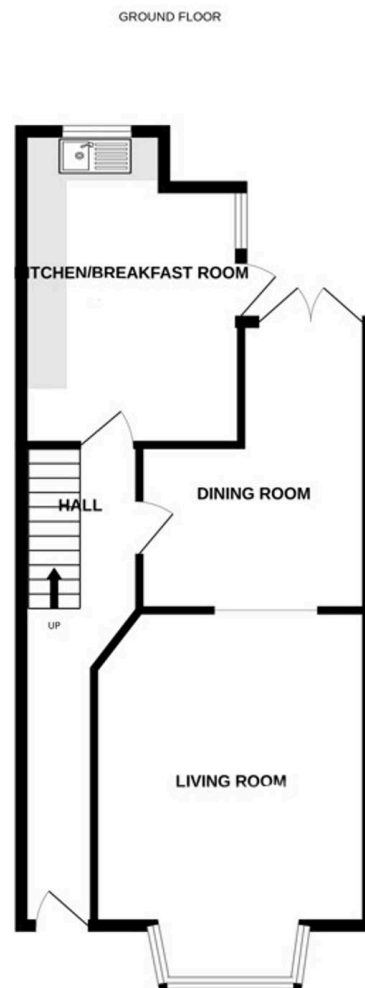
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







# Carruthers and Luck Sales and Lettings

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