



**6 Second Avenue, Newhaven, BN9 9HR**

**£299,950**

**CarruthersandLuck**  
SalesandLettings





## 6 Second Avenue

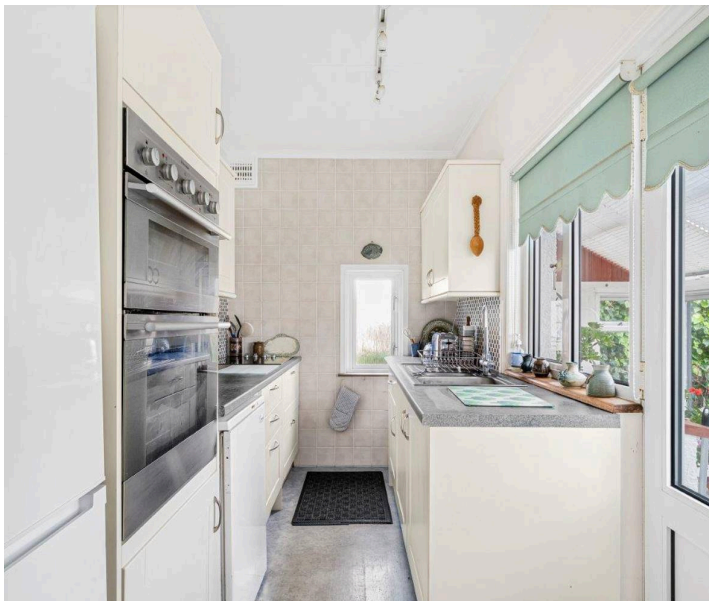
### Newhaven

Welcome to this charming detached bungalow that offers a versatile layout and plenty of space. With 2/3 bedrooms, this place is perfect for families or those who enjoy having extra room to spread out. The bedroom 1/reception room is bathed in natural light thanks to the bay window, and the high ceilings throughout add to the sense of space.

The kitchen provides ample space for appliances, making meal prep a breeze. The property also features a convenient shower room for added convenience. Also the bungalow benefits from a good sized loft and has potential for further development (STPP).

Step outside to the rear garden with lovely shrub borders, perfect for enjoying the fresh air and maybe even trying your hand at gardening. And with a driveway at the front, parking will never be an issue.

- Bedroom 1/reception room is bathed in natural light
- Driveway for off road parking
- Close to local shops, schools and bus services





# 6 Second Avenue

## Newhaven

Located close to amenities, schools, bus services, and with easy access to Newhaven railway station and Newhaven Harbour, this property offers the ideal blend of comfort, convenience, and potential. Schedule a viewing today and make this bungalow your new home sweet home.

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN 11' x 6'3" (3.35m x 1.91m)

LOUNGE 15'8" x 13' (4.78m x 3.96m)

CONSERVATORY 21'3" x 5'2" (6.48m x 1.57m)

BEDROOM 1/RECEPTION ROOM 13'7" x 12' (4.14m x 3.66m)

BEDROOM 2 13'7" x 11'11" (4.14m x 3.63m)

BEDROOM 3 11' x 8'1" (3.35m x 2.46m)

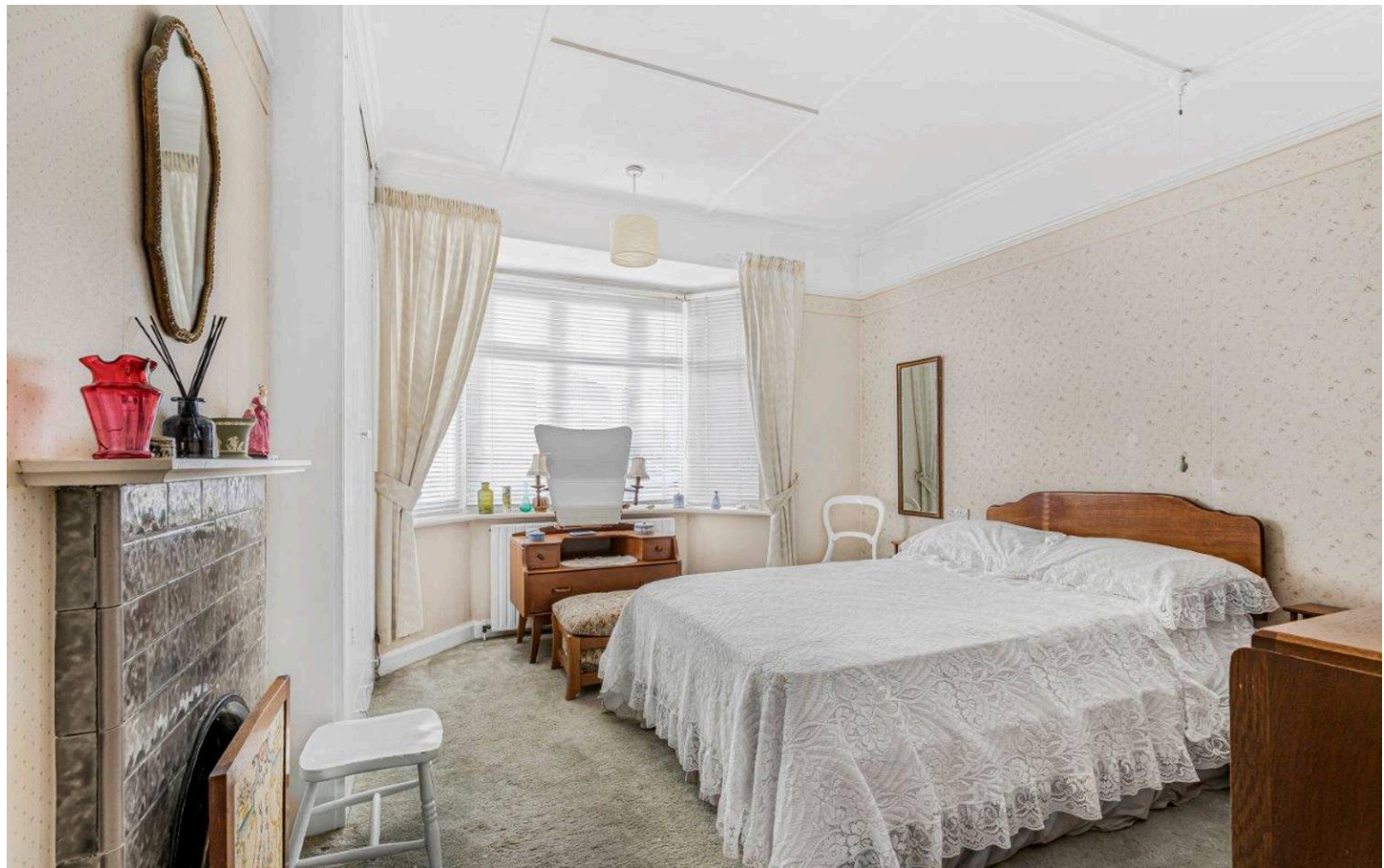
SHOWER ROOM/WC

GARDENS

Council Tax band: D

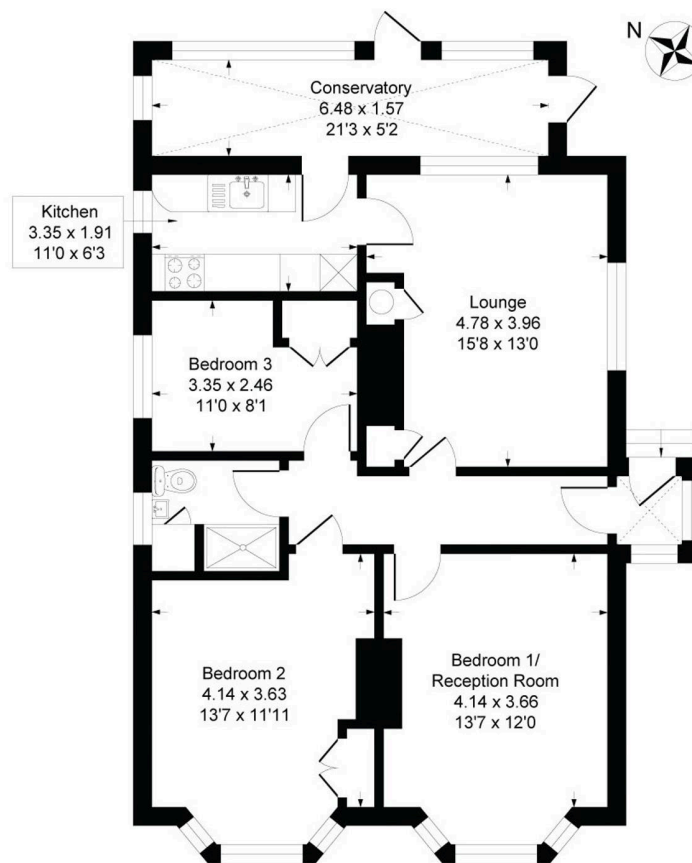
Tenure: Freehold

EPC Energy Efficiency Rating: E



## 6 Second AV, BN9 9HR

Approximate Gross Internal Floor Area = 92.88 sq m / 1000 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

## Carruthers and Luck Sales and Lettings

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