



**51 Arundel Road, Newhaven, BN9 0NF**  
**£415,000**

**Carruthers and Luck**  
Sales and Lettings



## 51 Arundel Road

Newhaven

Exceptional detached house with 4 bedrooms, stunning views over Newhaven towards the sea. Modern kitchen, large garden, garage, and easy access to A26/A27.

Upon entering, you are greeted by a bright hallway which leads into a large lounge/dining room with a wide window making the most of the views. The orientation of the property ensures ample sunlight throughout the day.

The modern fitted kitchen features white base cupboards and drawers finished with attractive black working surfaces on three walls and matching flooring. The kitchen has a window overlooking the front garden. Stairs lead down to a ground floor hallway with a deep airing cupboard. All four bedrooms are nice doubles and one has bi fold doors to the rear garden so could also be used as a second living room.

A modern bathroom/WC, separate Shower room and a further Cloakroom/WC make the property ideal for larger families.



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## Newhaven

Further enhancing the appeal of this property is the large and well maintained garden that gets the afternoon and late evening sun. The garden is mainly laid to level lawn and has a patio area. Enhanced by a garage and driveway with parking for two cars, this home offers both comfort and functionality. The ease of access to local amenities, schools, and public transportation underscores the convenience of this location, making city centres and leisure facilities easily reachable.

### ENTRANCE HALL

CLOAKROOM/WC 5'4" max x 2'4" (1.62m x 0.71m)

LOUNGE/DINING ROOM 20' x 15'2" (6.10m x 4.63m)

SECOND RECEPTION ROOM/STUDY 7'10" x 7'2" (2.38m x 2.18m)

DUAL ASPECT KITCHEN 12'6" x 8'8" (3.81m x 2.64m)

### HALF LANDING

LOWER HALL Walk-in airing cupboard 7'11" x 3'11" (2.41m x 1.19m)

BEDROOM 1 14'11" to fitted wardrobe x 9'4" (4.56m x 2.84m)

BEDROOM 2 10'5" x 10'1" (3.17m x 3.07m)

BEDROOM 3 11'4" x 7'10" (3.45m x 2.38m)

BEDROOM 4 11'10" x 9'5" (3.60m x 2.86m)

BATHROOM/WC 8'4" x 5'5" (2.54m x 1.64m)

SHOWER ROOM 6'8" x 4'7" (2.03m x 1.39m)

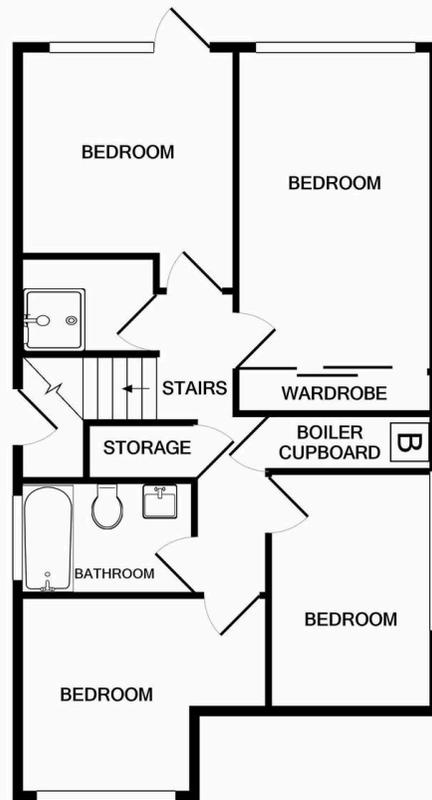
GARAGE 14'10" x 7'10" internal measurements (4.53m x 2.38m)

### GARDENS



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FPC Energy Efficiency Rating: E



GROUND FLOOR  
APPROX. FLOOR  
AREA 60.5 SQ.M.  
(651 SQ.FT.)



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 66.0 SQ.M.  
(711 SQ.FT.)

51 ARUNDEL ROAD NEWHAVEN  
TOTAL APPROX. FLOOR AREA 126.5 SQ.M. (1362 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Carruthers and Luck Sales and Lettings

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