



37 Heighton Crescent, South Heighton, Newhaven, BN9 0QT

In Excess of **£375,000**

CarruthersandLuck
SalesandLettings

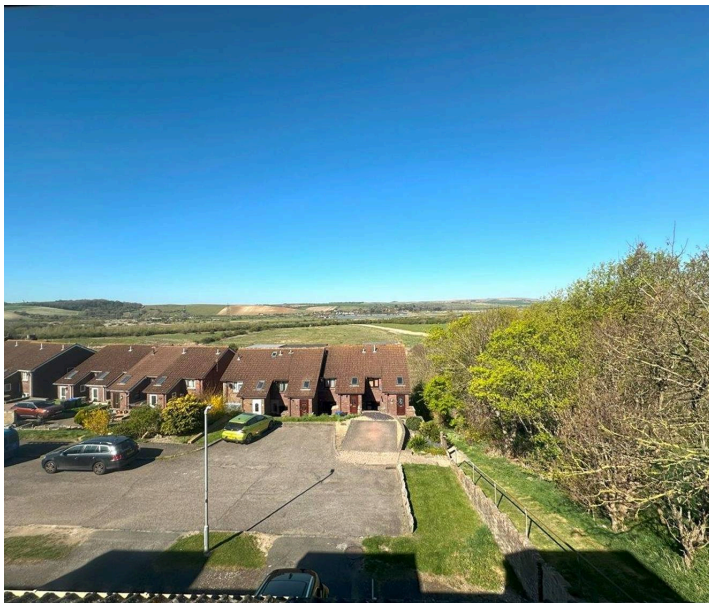


37 Heighton Crescent

South Heighton, Newhaven

This fantastic 3-bedroom semi-detached house offers modern comfort. Upon entering through the entrance porch, you are greeted by a welcoming hallway leading to a convenient shower room and access to a single cupboard for storage. The first floor boasts a spacious living/dining room with panoramic views, ideal for entertaining or relaxing. The modern kitchen is equipped with built-in hob and oven, with a door opening to the generous rear garden, offering ample space for outdoor activities. The three well-appointed bedrooms are spread across two floors, with bedroom one featuring two double built-in wardrobes for added storage convenience. The modern bathroom is a sanctuary with a separate shower and bath, complemented by a handy cupboard to store essentials.

N.B. The internal photos were taken before the tenants moved in.



- 3 Bedroom Semi-Detached House
- Spacious Living/Dining Room with Panoramic Views
- Modern Kitchen
- Garage & Driveway

CarruthersandLuck
SalesandLettings

37 Heighton Crescent

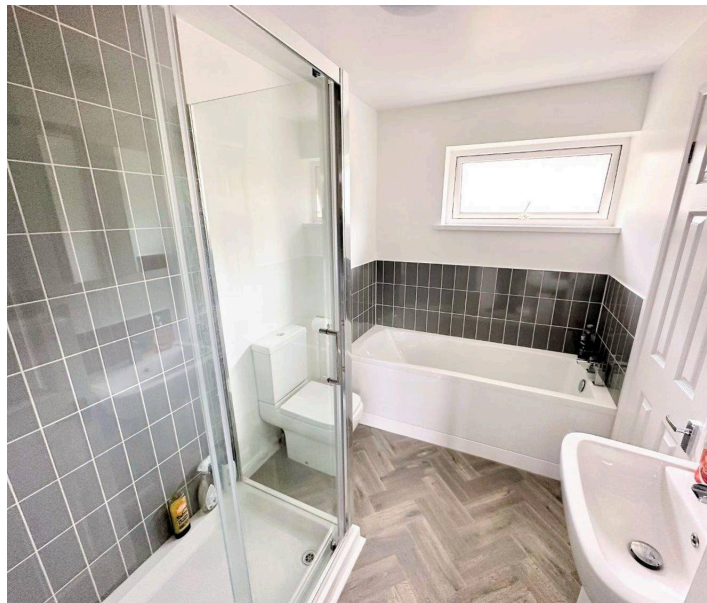
South Heighton, Newhaven

Outside, the property features a well-maintained, good-sized rear garden that provides a tranquil retreat from the hustle and bustle of every-day life. For added convenience, a garage and driveway adorn the front of the house, offering parking space. The property's prime location ensures easy access to bus routes and local shops, making every-day essentials easy to get. Don't miss this opportunity to make this delightful property your own and enjoy the best of modern living in a convenient and sought-after location. Schedule a viewing today and experience the charm and comfort this home has to offer.

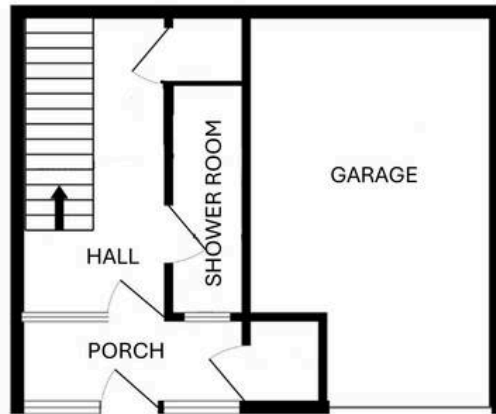
Council Tax band: C

Tenure: Freehold

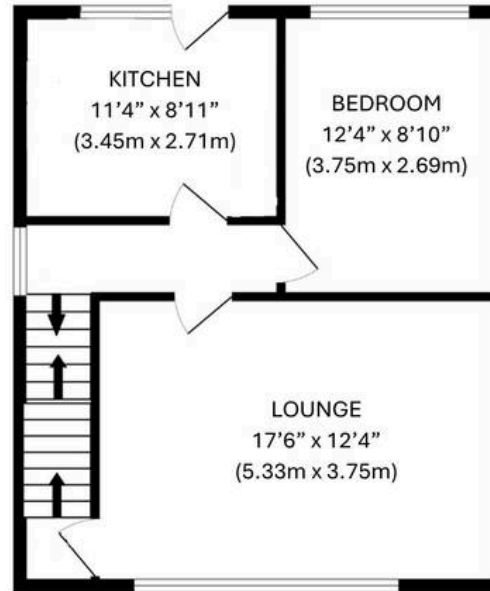
EPC - D



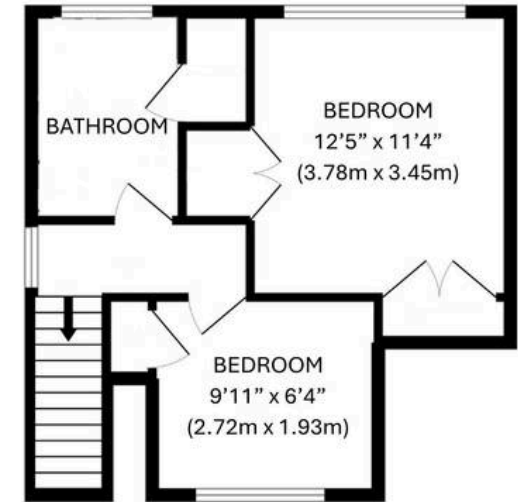
ENTRANCE FLOOR
33.2 sq.m. (358 sq.ft.) approx.



GROUND FLOOR
48.1 sq.m. (518 sq.ft.) approx.



2ND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



37 HEIGHTON CRESCENT NEWHAVEN

TOTAL FLOOR AREA : 117.5 sq.m. (1265 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.
Made with Metropix ©2022

Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
@carruthersandluck



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings