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## The Close Newhaven

**Offers in the region of £365,000**

This immaculate and attractive Freehold semi-detached bungalow located in a quiet cul-de-sac in Denton and a short distance from countryside walks.

The property is deceptively spacious and accommodation comprises an inviting entrance hall leading to the lounge and dining room, kitchen, three bedrooms, family bathroom, garage plus off road parking with a rear garden with a patio area ideal for al fresco dining.

The property has been fully modernised over the last couple of years and boasts a lovely new kitchen, bathroom and boiler.

The Newhaven main line Railway Station which provides services to destinations such as London, Brighton and Seaford is approx. 1.7 miles away.





# The Close Newhaven

## Entrance Hall

The airing cupboard and the cupboard hosting the electric consumer unit and meter is located here.

## Lounge

This well-proportioned room boasts a large window with views over Denton and surrounding farmland. It is complemented by a cozy wood-burning stove, creating a warm and inviting atmosphere.

## Dining Room

The dining room is at the centre of the property and is ideal for entertaining family and friends.

## Kitchen

The lovely new kitchen fitted in 2022 features a Neff oven, electric Neff hob, extractor fan, Neff microwave, an integrated waste bin and dishwasher. Spaces for a washing machine and a freestanding fridge/freezer. Ample storage cupboards complemented by beautiful oak wood worktops and a beautiful Amtico floor. Under counter and under wall unit lights installed. A large window with views over Denton and surrounding farmland. A door leads to the garage and parking area. the gas meter is located here.

## Main Bedroom

A good sized double bedroom with a built-in wardrobe and a window overlooking the private rear garden. A ceiling fan and light fitted.

## Bedroom Two

Bedroom two is now set up as an office. This double bedroom has a window overlooking the rear garden.

## Sun Room/Bedroom Three/ Study

The Sun Room has double French doors which leads to the rear garden and patio area, but can also act as a further bedroom or study.

## Family Bathroom

A new and modern bathroom fitted in 2021, ceiling height tiling with under floor heating. White suite comprising a bath with an overhead rain fall shower with a handheld attachment, basin and toilet. Two windows make the room light and airy.

## Loft

Loft - half boarded, drop down ladder, electricity

## Parking

Detached garage plus off road parking.

## Garden

Front and private rear garden with a patio area  
Electric point outside main bedroom window and a tap outside the kitchen window.

## Sundries

Boiler - located in loft; serviced 3/1/23 and fitted in 2021.

Flat roof above lounge - renewed 2023

Wood burner stove - serviced 13/10/23

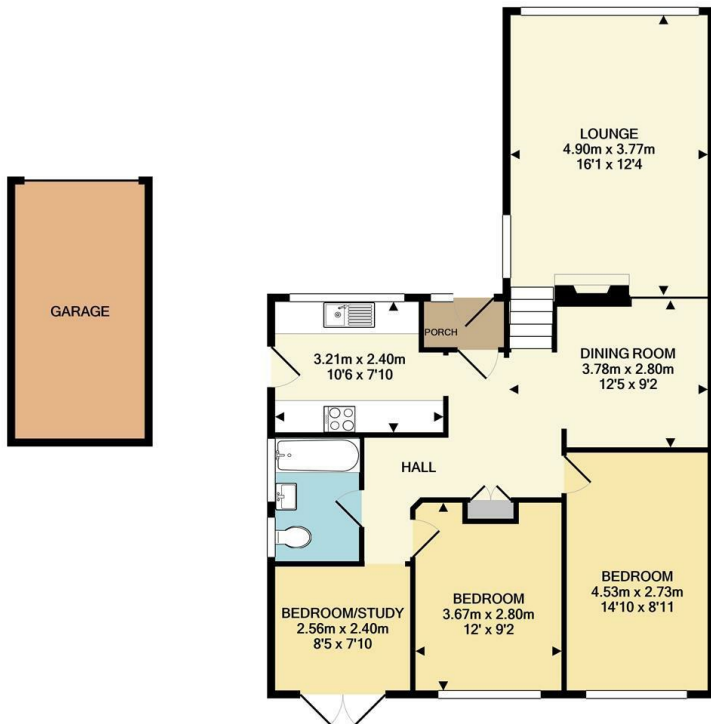
## Council Tax

Tax Band C

Approx: £2225 pa

## Floor Plan

The plan and the dimensions above are for information purposes only and may not be to scale and representative of the property.



TOTAL APPROX. FLOOR AREA 95.0 SQ.M. (1023 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
		69	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	