



WESTDEAN AVENUE, NEWHAVEN, EAST SUSSEX, BN9 9TX

£600,000



A rare opportunity to acquire a unique family home located in an elevated location with expansive views to the countryside, sea, and Seaford Head. The house is very well presented and is a generous size, with the accommodation in excess of 2500 square feet.

The house borders the popular harbour town of Newhaven, which offers various everyday amenities, a range of shops, schools, supermarkets, cafés and restaurants, while neighbouring Peacehaven and Seaford offer further facilities and shops. The area offers easy access to the A26 providing access towards Lewes. Newhaven has two train stations, providing services to Lewes, where connections can be made to London.

On the ground floor there is a large open-plan living kitchen dining room, two reception rooms, utility room and cloakroom. The first floor has the family bathroom with separate shower, the main bedroom with en-suite shower room, and two double bedrooms. On the top floor, there is another generous-sized double bedroom and large loft area.

Outside there are large side and rear gardens which are mainly laid to lawn, and have the benefit of uninterrupted views toward Seaford Head.

An internal inspection is advised to appreciate the wealth of charm and accommodation on offer.

- FOUR / FIVE DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE ARRANGED ON THREE FLOORS
- EXPANSIVE VIEWS ACROSS DOWN LAND, NEWHAVEN PORT AND THE SEA
- LARGE OPEN-PLAN LIVING, KITCHEN, DINING ROOM
- GENEROUS SIZE PLOT IN A UNIQUE LOCATION
- SITUATED CLOSE TO POPULAR DOWN LAND WALKS
- NO THROUGH ROAD
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- OIL FIRED CENTRAL HEATING



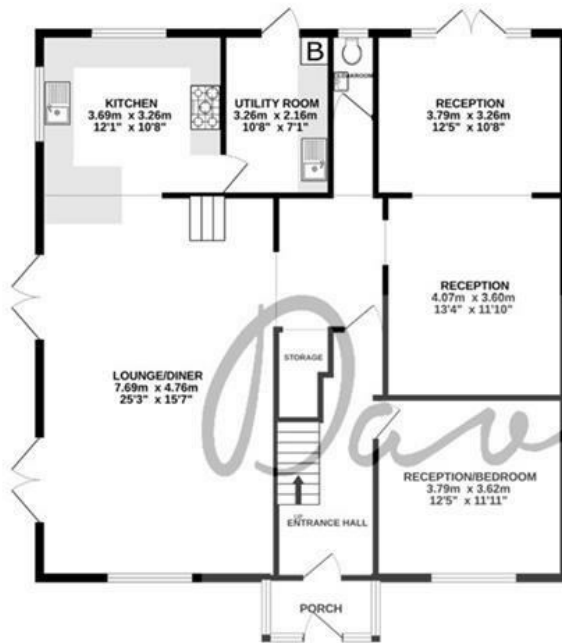








GROUND FLOOR  
118.2 sq.m. (1272 sq.ft.) approx.



1ST FLOOR  
80.4 sq.m. (865 sq.ft.) approx.



2ND FLOOR  
41.6 sq.m. (448 sq.ft.) approx.



EST. 2004

WESTDEAN WESTDEAN AVENUE NEWHAVEN

TOTAL FLOOR AREA : 240.2 sq.m. (2585 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.

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## Ground Floor

Ground Floor

Double glazed entrance door into:  
PORCH

Double glazed door into:  
ENTRANCE HALL

Two radiators. Under stairs storage.

SITTING ROOM

Two radiators. French doors out to rear garden.

RECEPTION ROOM/BEDROOM FIVE

Feature fireplace with marble surround. Window to front, providing expansive views of downland and the sea, toward Seaford Head. Radiator.

OPEN PLAN LIVING KITCHEN DINING ROOM

Double doors out to decked area. Two radiators.

Range of modern base and wall units. Breakfast bar. One and a half sink and drainer. Two windows. Integrated Bosch cooker and hob with extractor fan. Radiator. Door into:

UTILITY ROOM

Worktop. Sink and drainer. Door out to rear garden.

CLOAKROOM

W.C. Wash basin with storage beneath. Obscured window to rear.

## First Floor

First Floor

BEDROOM ONE

Dual aspect. Two radiators. Expansive views of downland and the sea, toward Seaford Head.

Walk-in wardrobe.

EN-SUITE

Walk-in shower. W.C. Wash basin with storage beneath. Part tiled walls. Heated towel rail.

Obscured window. Built-in cupboard housing water tank.

BEDROOM TWO

Window to front, providing expansive views of downland and the sea, toward Seaford Head.

Radiator.

BEDROOM THREE

Window to rear providing expansive views of downland and the sea. Radiator.

FAMILY BATHROOM

Panelled bath. Corner shower. W.C. Wash basin with storage beneath. Part tiled walls.

Heated towel rail. Obscured window.

INNER LANDING

Window providing expansive views of downland and the sea, toward Seaford Head. Radiator.

Stairs to second floor.

## Second Floor

Second Floor

BEDROOM FOUR

Triple aspect. Two eaves storage cupboards. Radiator. Two velux windows. Large window providing expansive views of downland and the sea, toward Seaford Head.

LARGE LOFT AREA

Housing water tank.







## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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