



15 MAPLE LEAF CLOSE, NEWHAVEN, EAST SUSSEX, BN9 9YA

£425,000



A five bedroom detached family house, situated in a popular cul-de-sac, within half a mile to the town centre with its range of shops and bus routes providing easy access to Brighton and Eastbourne.

Newhaven is surrounded by downland, has a marina, riverside and coastal walks, a mainline railway station and ferries to Dieppe.

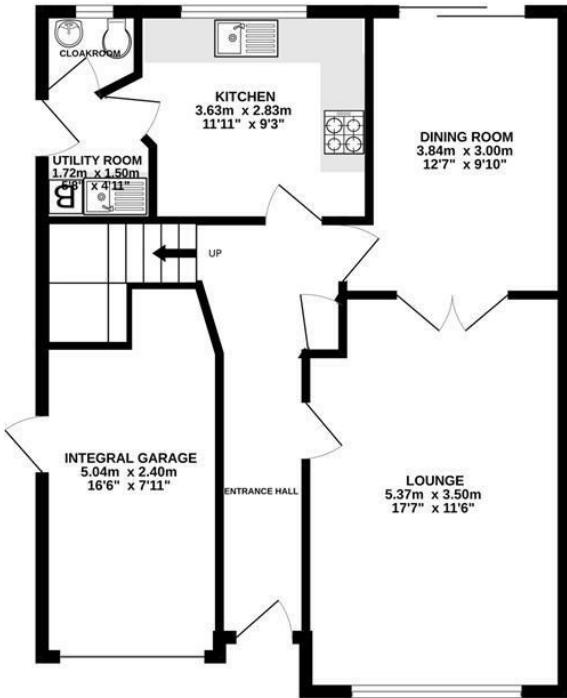
The accommodation on the ground floor consists of a large living room, dining room, kitchen, utility room and cloakroom. On the first floor, there are four bedrooms, one with an en-suite shower room, and also a family bathroom. The second floor grants access to another double bedroom, with eaves storage.

Further benefits include off road parking for two vehicles, gas central heating, fence enclosed rear garden that is laid to lawn and a single garage. An internal inspection is advised to appreciate the accommodation on offer.

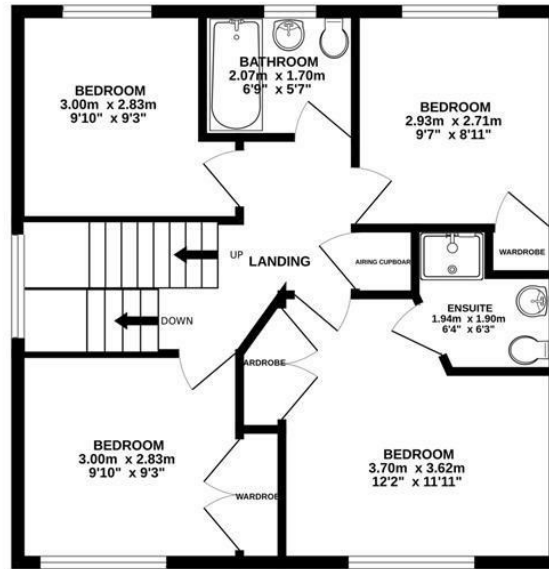
- FIVE BEDROOMS
- DETACHED HOUSE
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- UTILITY ROOM OFF THE KITCHEN
- EN-SUITE TO MAIN BEDROOM
- GENEROUS SIZE REAR GARDEN
- GARAGE
- OFF ROAD PARKING FOR TWO VEHICLES
- QUIET CUL-DE-SAC



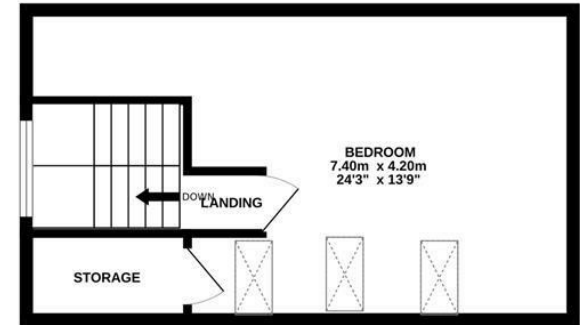
GROUND FLOOR  
63.1 sq.m. (679 sq.ft.) approx.



1ST FLOOR  
54.3 sq.m. (584 sq.ft.) approx.



2ND FLOOR  
31.1 sq.m. (334 sq.ft.) approx.



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TOTAL FLOOR AREA : 148.4 sq.m. (1598 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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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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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EST. 2004