



18 KINGS AVENUE, DENTON, EAST SUSSEX, BN9 0NA

£350,000



A well presented four double bedroom semi-detached house situated in an elevated position on the edge of the conservation area, close to local shops, bus routes and Downland walks.

The harbour town of Newhaven has a Marina, riverside walks, ferry service to Dieppe and mainline railway station with routes to Brighton and London.

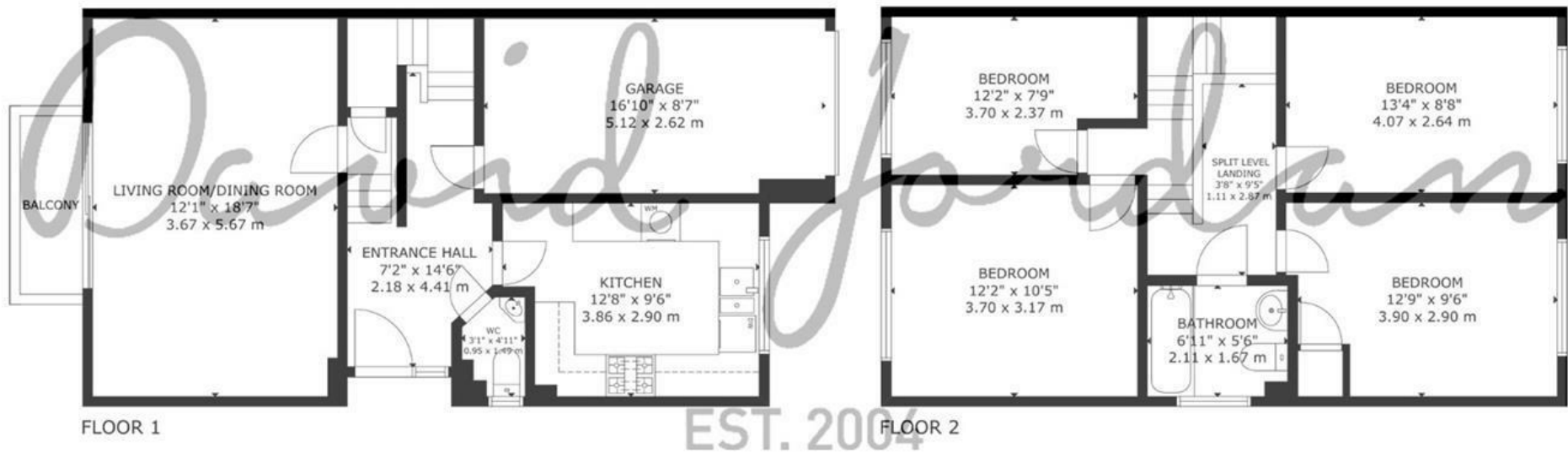
The accommodation comprises of four double bedrooms, family bathroom, kitchen/breakfast room, sitting room and cloakroom.

The property further benefits from off road parking, integrated garage, double glazing, gas fired central heating and rear garden with two patios and part laid to lawn.

The property is being sold with no onward chain.

- FOUR DOUBLE BEDROOMS
- NO ONWARD CHAIN
- SITTING ROOM
- FAMILY BATHROOM AND CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- INTEGRATED GARAGE AND OFF ROAD PARKING
- FRONT AND REAR GARDEN HAVING TWO PATIOS AND AREA LAID TO LAWN
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING





EST. 2004

GROSS INTERNAL AREA  
 TOTAL: 101 m<sup>2</sup>/1,087 sq.ft  
 FLOOR 1: 44 m<sup>2</sup>/474 sq.ft, FLOOR 2: 57 m<sup>2</sup>/613 sq.ft  
 EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/142 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE

### CERTIFICATES (EPC)

Energy Efficiency Rating: C

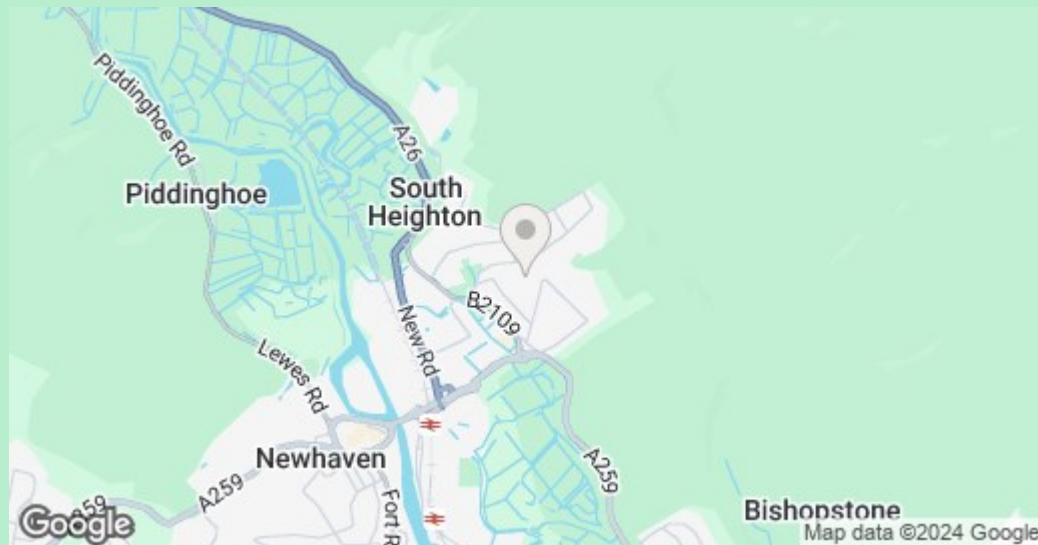
## DISCLAIMER

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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