



15 SOUTH ROAD, NEWHAVEN, EAST SUSSEX, BN9 9QL

£299,950

A mid terrace property situated in the harbour town of Newhaven which benefits from having a Marina, riverside walks, ferry service to Dieppe and mainline railway station with routes to Brighton and London.

The property has undergone much improvement over recent years and considered to be in good decorative order with some tasteful features including original fireplaces column radiators and wooden flooring to many of the rooms.

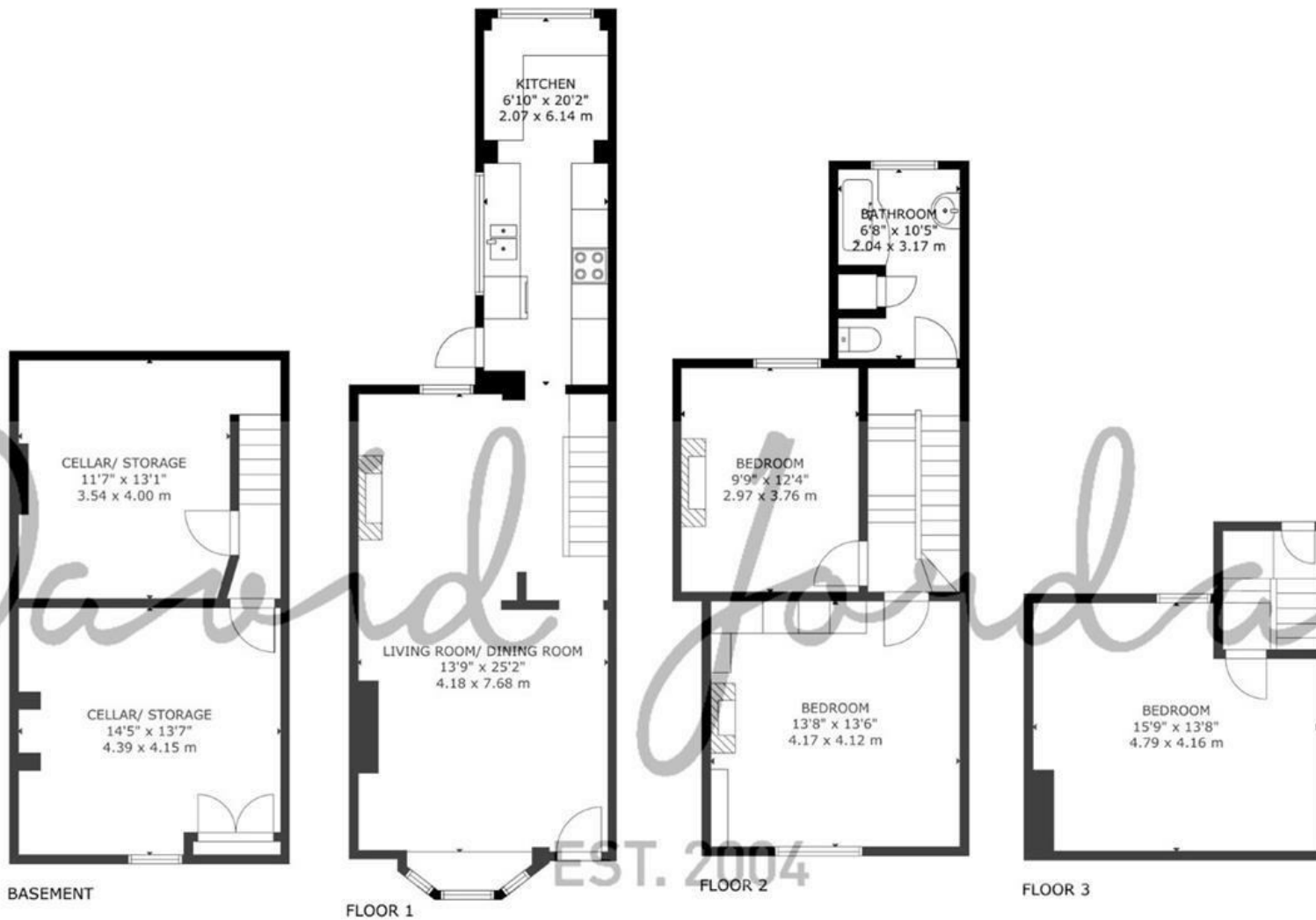
Accommodation is arranged over three floors in addition to the basement level which comprises two separate storage areas.

The ground floor comprises lounge which flows nicely into the dining space and split level kitchen. The first floor has two double bedrooms and a family bathroom. There is also a second floor third bedroom.

The rear garden is arranged over three compact levels with access onto a right of way.

- THREE BEDROOMS
- LOUNGE AND GOOD SIZE DINING SPACE
- FITTED WREN KITCHEN WITH INTEGRATED APPLIANCES
- WOODEN FLOORING
- ORIGINAL FIREPLACES
- BASEMENT STORAGE AREAS WITH POWER AND LIGHT
- CONVENIENT TO NEWHAVEN MARINA AND HARBOUR
- BUS ROUTES AND TRAIN STATION ARE IN CLOSE PROXIMITY





GROSS INTERNAL AREA
 TOTAL: 146 m²/1,579 sq.ft
 BASEMENT: 36 m²/392 sq.ft, FLOOR 1: 46 m²/498 sq.ft
 FLOOR 2: 42 m²/453 sq.ft, FLOOR 3: 22 m²/236 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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