



ROSEMEAD HARBOUR VIEW ROAD, NEWHAVEN, BN9 9TT

£550,000

A rare opportunity to acquire a beautifully-presented detached home situated at the top of this cul-de-sac in Newhaven.

From the front, you are greeted by a generous sized entrance area with modern fitted units, space for a fridge freezer and a window overlooking the front. There are three doors leading from the entrance area, one upstairs to a large dual aspect double bedroom, one leading downstairs to a gym and shower room and then another leading into the main house.

In the first floor bedroom, expansive sea and downland views can be enjoyed and there are also built-in cupboards. Bedroom five/gym room has a walk-in shower, separate cloakroom and a door leading out to the rear patio. Into the main house, you have a well-fitted modern kitchen with a range of storage cupboards, an integrated dishwasher, a one and a half sink with drainer and an aga. From here you can access the main living/dining room which boasts a triple aspect. There is a wood burning stove with brick elevations and two sets of double doors out to a decked area.

Further down the hall, you have access to three more double bedrooms, the family bathroom and two storage cupboards.

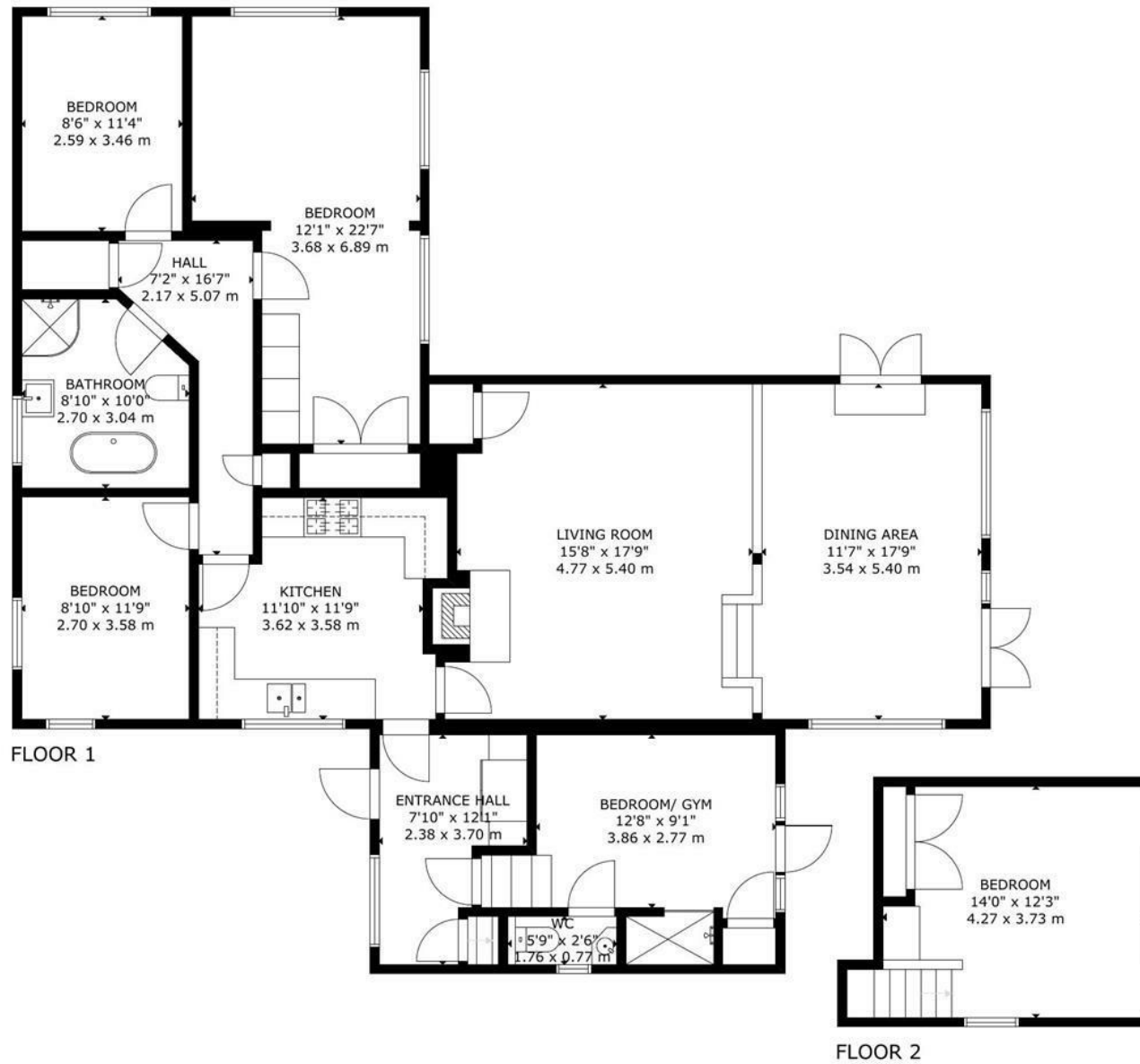
The front bedroom has a dual aspect and has space for a double wardrobe. The bedroom to the rear is currently arranged as a study but would accommodate a double bed and wardrobe. Into the master bedroom there is a dual aspect with pleasant sea views. There are also the added benefits of having double doors out to the rear garden, and a range of fitted wardrobes and cupboards installed. The family bathroom has a walk-in shower, a bathtub, a w.c and wash basin.

The rear garden is mainly laid to lawn with a large decking area. Beautiful views towards Seaford Head, across downland can be enjoyed as well as the south easterly aspect from all points of the garden. To the front there is a concrete driveway providing off road parking for two vehicles.

A viewing is advised to fully appreciate this property.

- FOUR/FIVE BEDROOMS
- DETACHED CHALET
- EXPANSIVE VIEWS OF THE SEA AND TOWARD SEAFORD HEAD
- WELL-PRESENTED THROUGHOUT
- LARGE LIVING/DINING ROOM
- SITUATED AT THE END OF A QUIET CUL-DE-SAC
- GENEROUS-SIZED SOUTH FACING REAR GARDEN
- LOCAL SHOP AND SECONDARY SCHOOL CLOSE-BY
- OFF ROAD PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING





GROSS INTERNAL AREA
 TOTAL: 163 m²/1,757 sq ft
 FLOOR 1: 147 m²/1,581 sq ft, FLOOR 2: 16 m²/176 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: 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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004