



6 FAIRHOLME ROAD, NEWHAVEN, BN9 0NY

£425,000



A four bedroom semi-detached house located in a sought-after location in Mount Pleasant. This deceptively spacious property has stunning views towards downland, and Newhaven.

This well-presented property is accessed via a driveway providing parking for several vehicles. From the entrance door, there is access to two of the double bedrooms, family shower room, lounge, kitchen, and dining area.

The first floor landing has eaves storage cupboards and a window which allows light to flood in, with a pleasant view towards downland. There are two further bedrooms upstairs. Lovely views over Newhaven and the South Downs can be enjoyed from the Juliet balcony in the main bedroom as well as the added benefit of having an en-suite bathroom.

Outside there is a delightful rear garden that enjoys a south westerly aspect, with a large decked area, that leads down to a lawn with established trees and shrubs.

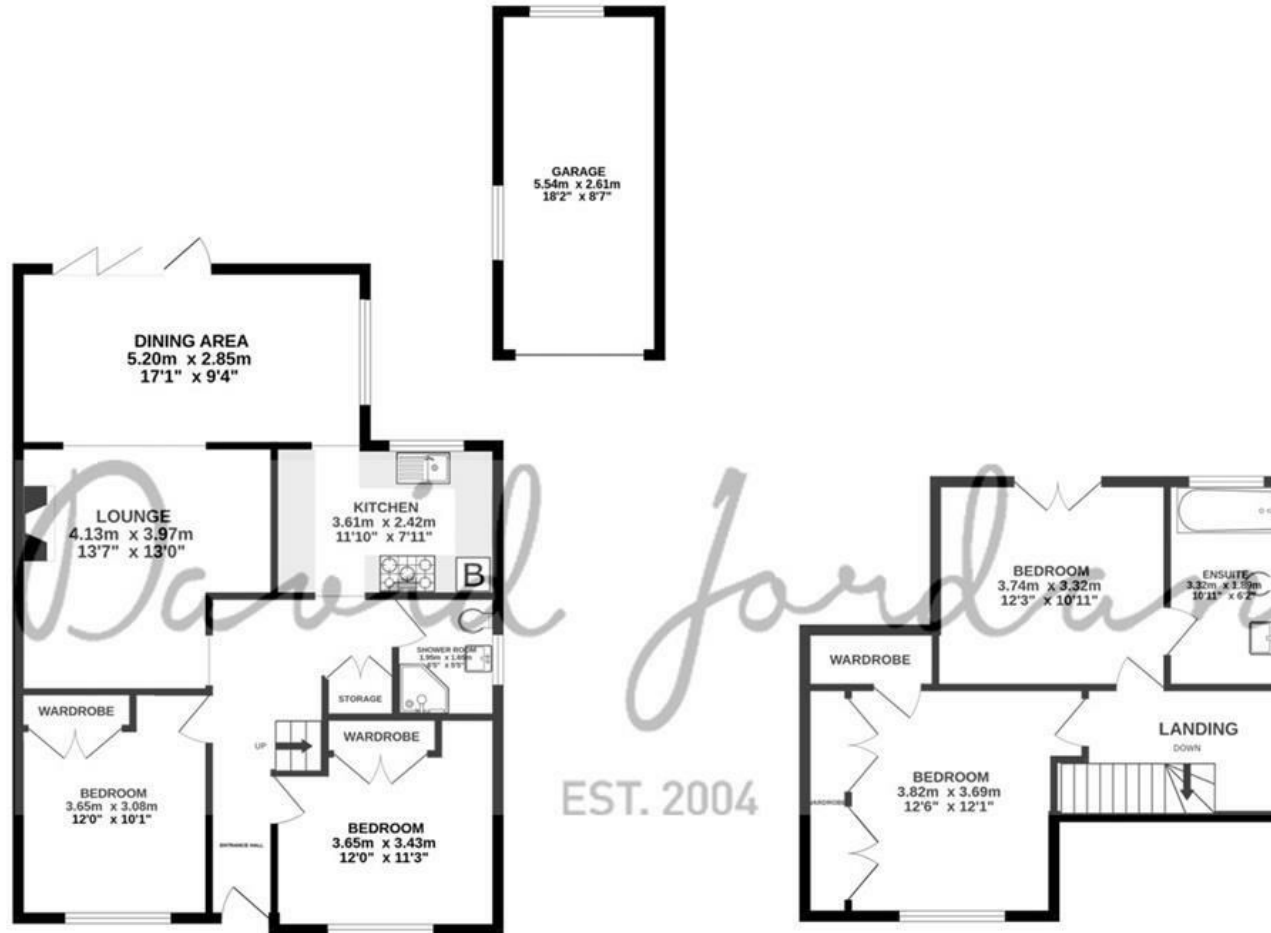
An internal inspection is advised to appreciate the accommodation on offer.

- FOUR BEDROOMS
- SEMI-DETACHED CHALET BUNGALOW
- QUIET LOCATION
- WELL-PRESENTED
- EN-SUITE BATHROOM TO MAIN BEDROOM
- BI-FOLDING DOORS OUT TO DECKED PATIO AREA
- SUNNY SOUTH WESTERLY ASPECT REAR GARDEN
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- DETACHED SINGLE GARAGE
- VIEWS TOWARDS DOWNLAND AND THE SEA



GROUND FLOOR  
89.4 sq.m. (962 sq.ft.) approx.

1ST FLOOR  
43.2 sq.m. (465 sq.ft.) approx.



6 FAIRHOLME ROAD NEWHAVEN

TOTAL FLOOR AREA: 132.6 sq.m. (1427 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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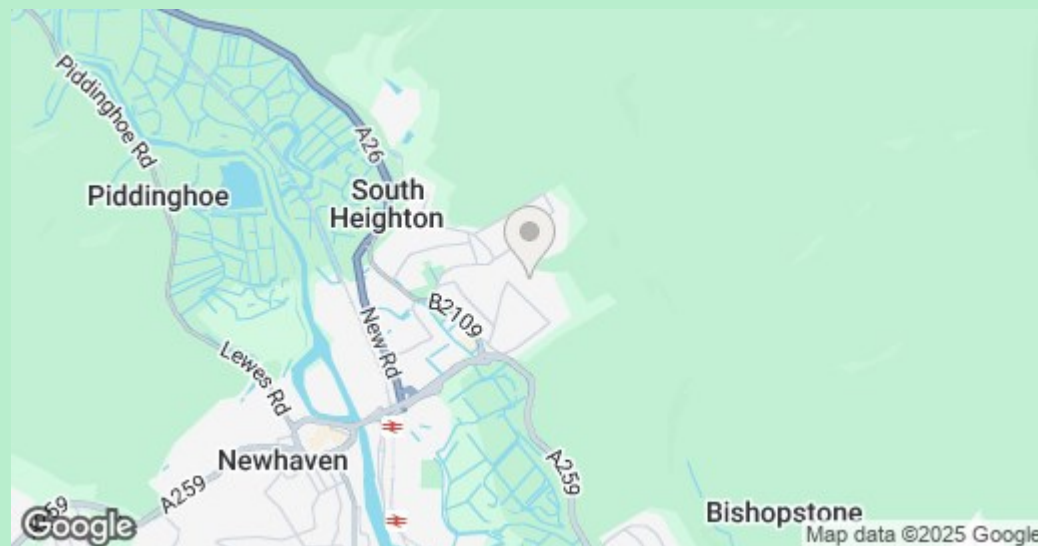
## COUNCIL TAX BAND

Local Authority: Lewes District

Council Tax Band: C

## 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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EST. 2004