



40 AVIS ROAD, NEWHAVEN, BN9 0PN

£350,000



A two bedroom detached bungalow situated in a convenient location close to mainline bus routes to Brighton and Eastbourne, Newhaven train station, a Sainsburys supermarket and easy access to the A27.

The property, which is being offered for sale with no onward chain, is situated on a good sized plot and accessed via an entrance door into hallway which has loft access and leads to all the accommodation. The lounge enjoys a dual aspect and has double glazed windows to the front and the side. The kitchen is fitted with wall and base units and has space for cooker, washing machine and fridge and freezer. A door affords access to the rear garden.

Bedroom one is a good sized double room with a double glazed bay window overlooking the front of the property. Bedroom two has a window to the side of the property. The shower room is fitted with a suite comprising of a corner shower, WC and wash hand basin.

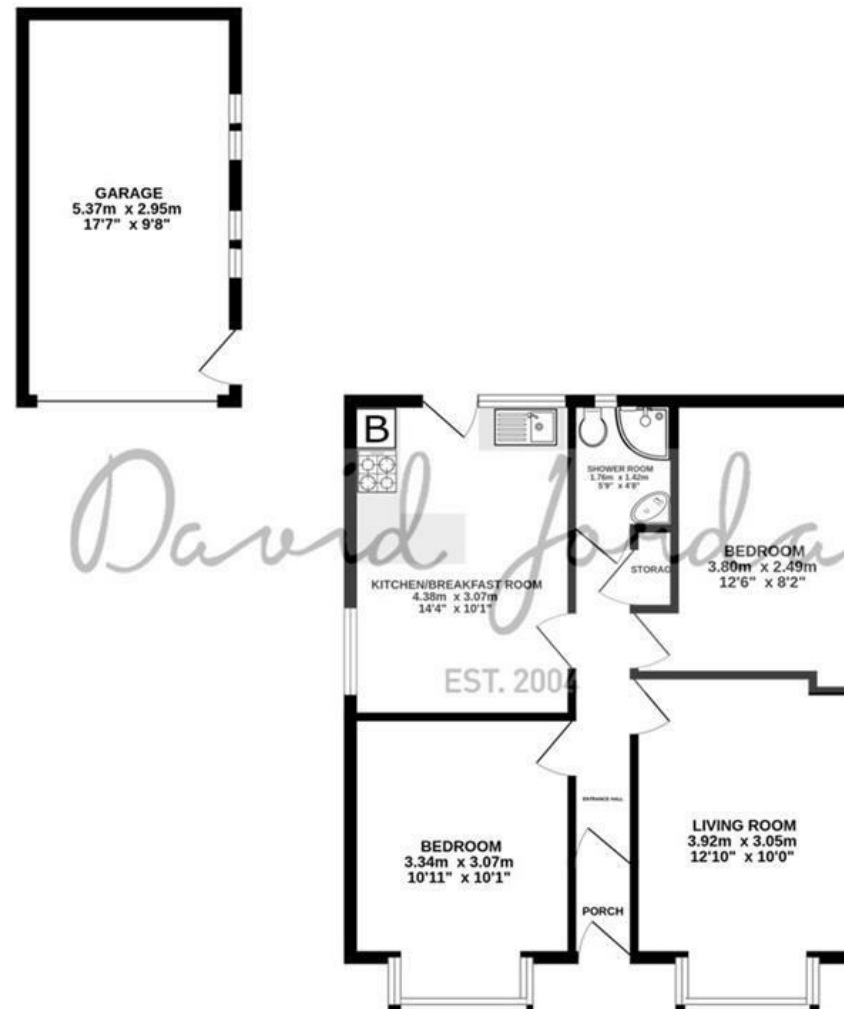
The rear garden is a good size and has a range of trees and shrubs as well as a greenhouse and two sheds with power installed. The front garden is low maintenance and has off road parking leading to a detached single garage.

Further benefits include gas central heating and uPVC double glazing.

- TWO BEDROOMS
- DETACHED BUNGALOW
- CONVENIENT LOCATION
- KITCHEN/DINER
- GENEROUS SIZED REAR GARDEN
- POTENTIAL TO EXTEND SUBJECT TO NECESSARY PLANNING CONSENTS
- OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- FOR SALE WITH NO ONWARD CHAIN



GROUND FLOOR  
72.1 sq.m. (776 sq.ft.) approx.



40 AVIS ROAD NEWHAVEN

TOTAL FLOOR AREA: 72.1 sq.m. (776 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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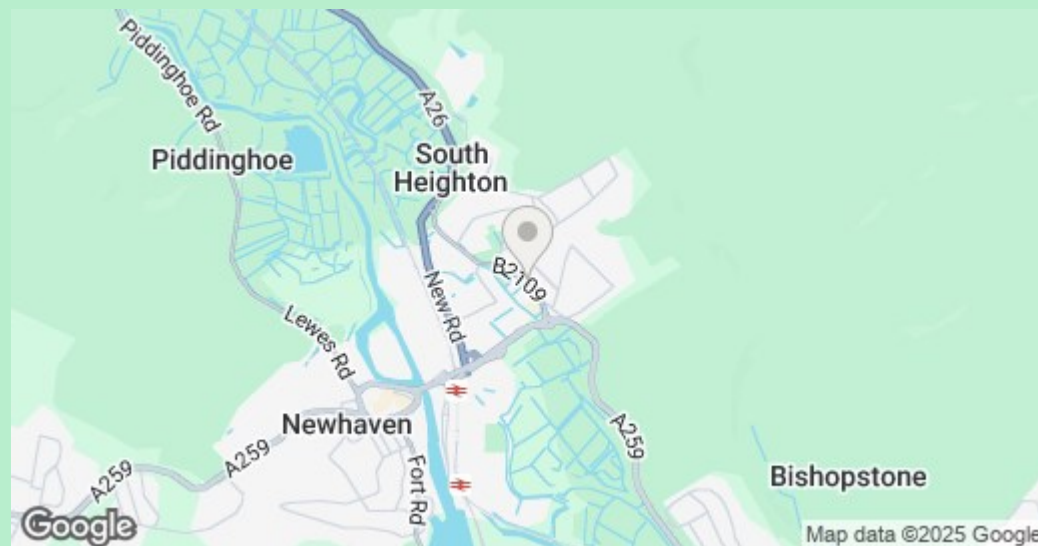
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: 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.

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EST. 2004