



22 HAZEL CLOSE, NEWHAVEN, BN9 9XU

£279,950

This modernised and well presented, two bedroom semi-detached house is being offered for sale with no onward chain. Situated within a mile of Newhaven town centre, with its range of shops and bus routes, providing easy access to Brighton and Eastbourne.

Newhaven is surrounded by downland areas, and benefits from a marina, riverside and coastal walks, a mainline railway station with routes to Lewes, Brighton and London, and ferries to Dieppe.

The entrance level has the modern kitchen installed in March 2025, hallway and bathroom with steps up to the lounge/dining room and study/office. Steps down from the hallway to the two double bedrooms. Radiators throughout were replaced in March 2025

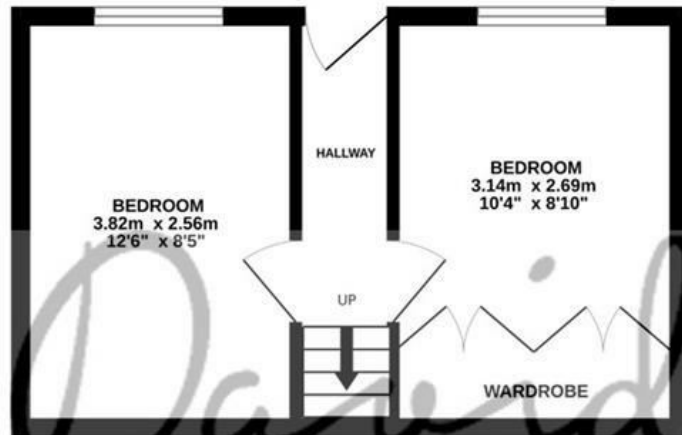
Outside to the rear is a low maintenance, Easterly aspect garden with decking area and steps down to paved patio.

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

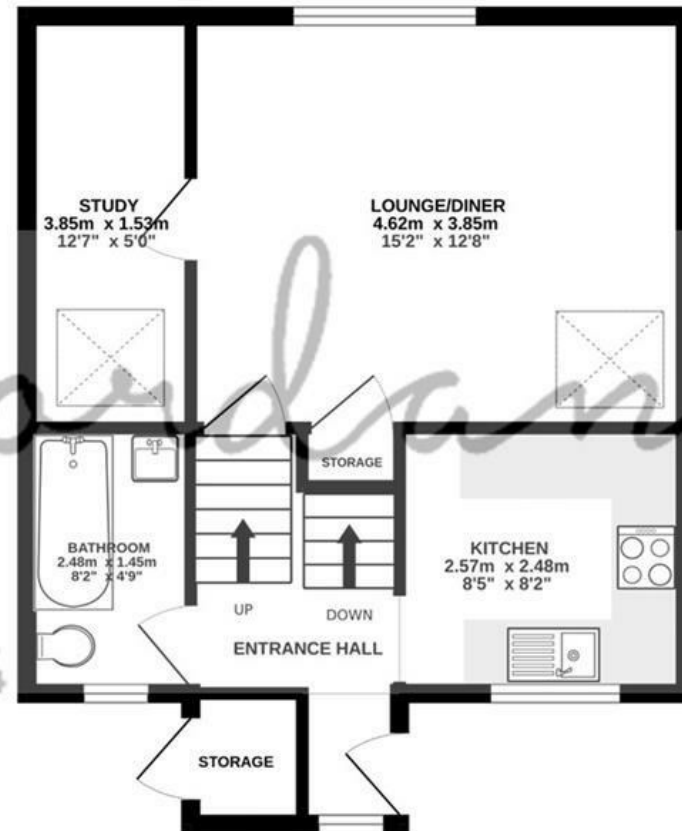
- UPGRADED SEMI-DETACHED HOUSE
- MODERN KITCHEN
- SITTING/DINING ROOM
- TWO DOUBLE BEDROOMS
- STUDY/OFFICE
- WHITE BATHROOM SUITE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS AND DOORS
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- APPROXIMATELY A MILE FROM NEWHAVEN TOWN RAILWAY STATION AND A QUARTER OF A MILE WALK FROM BUS ROUTES OPERATING BETWEEN BRIGHTON AND EASTBOURNE



LOWER GROUND FLOOR
23.6 sq.m. (255 sq.ft.) approx.

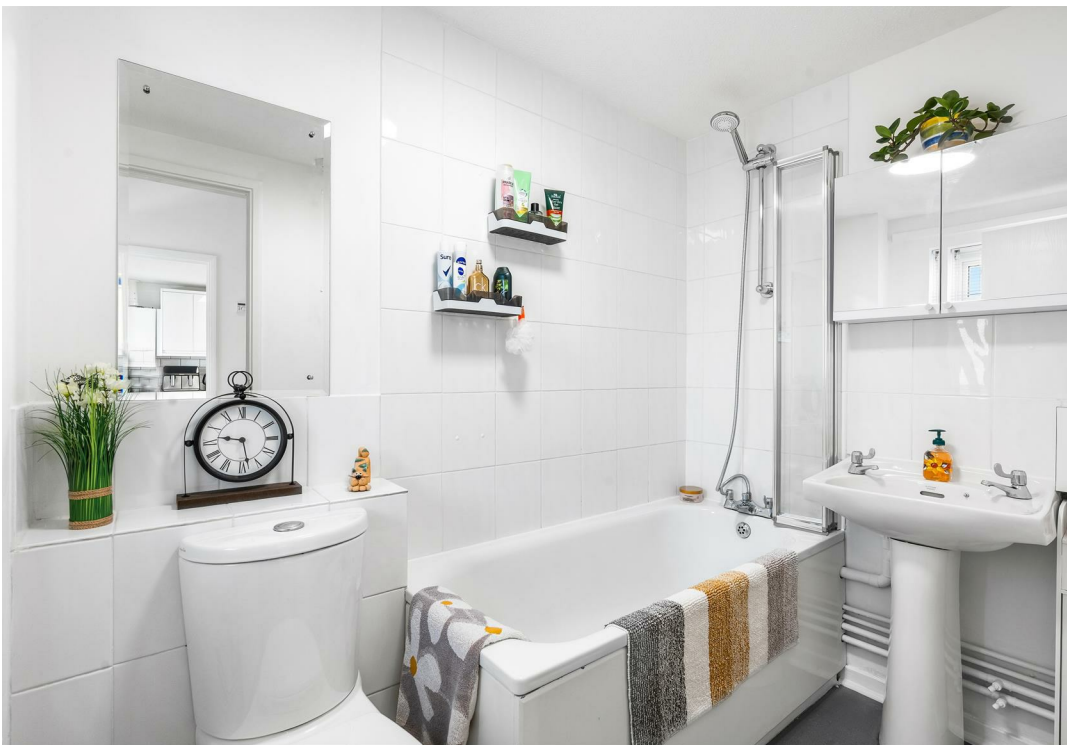


ENTRANCE FLOOR
41.3 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA : 64.9 sq.m. (699 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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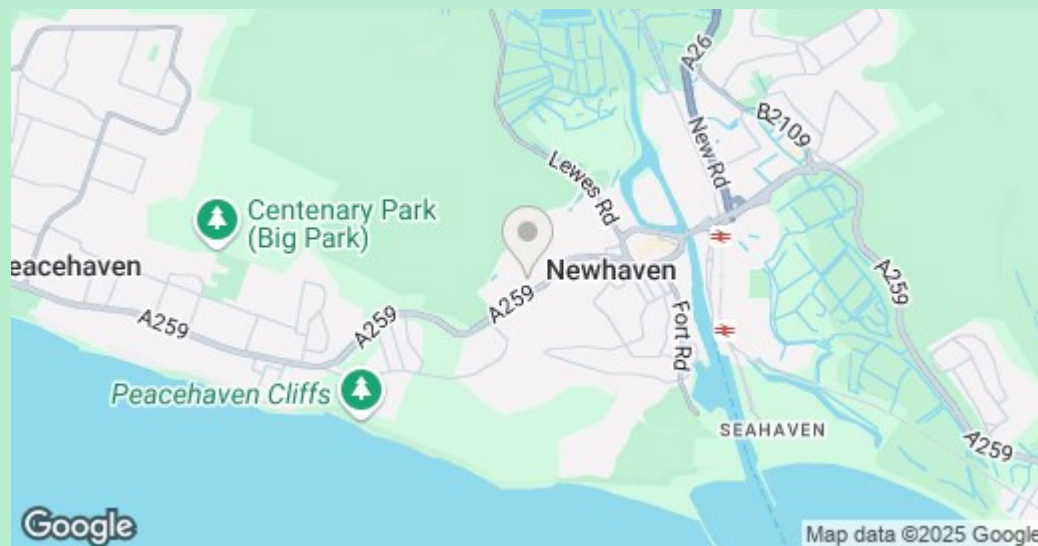
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: 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