



7 GRAYS CRESCENT, NEWHAVEN, BN9 9FE

£400,000

A well-presented four bedroom semi-detached house locating on a modern development in Newhaven. The property offers easy-access to local shop, bus and train routes, schools and Newhaven town centre.

On the ground floor, there is the entrance hall, which has two storage cupboards, cloakroom and access into the garage. There is a good size kitchen/breakfast room which has a range of wall-mounted storage units, a built in sink unit as well as a built in gas hob, oven, fridge/freezer and dishwasher. The room is complete with wood flooring, breakfast bar and patio doors which lead onto the rear garden.

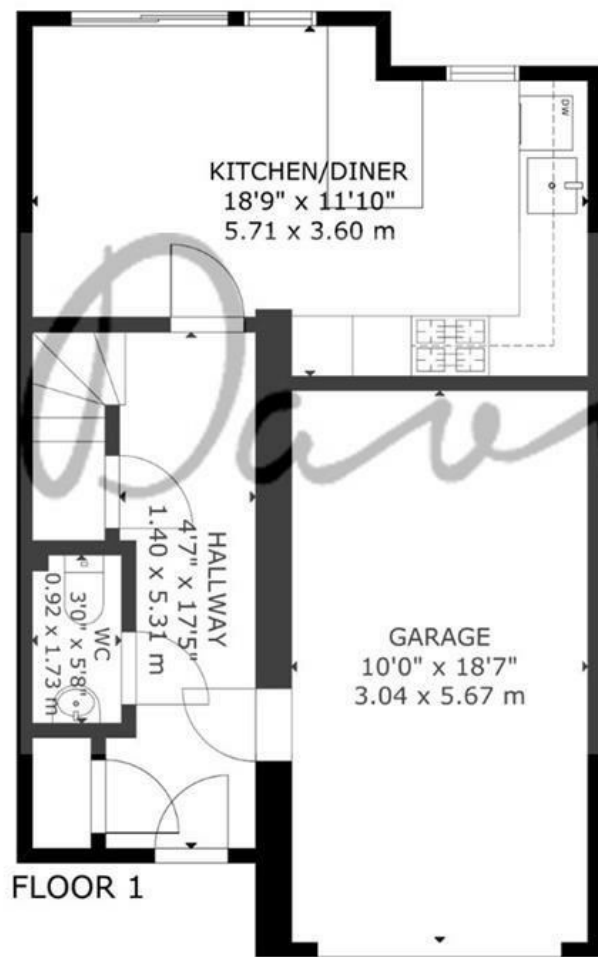
On the first floor, there is a generous-sized living room which overlooks the rear garden. The main bedroom is also on this level which has a built-in wardrobe and a window which overlooks the front. This room also benefits from a balcony with expansive views toward downland and an en-suite shower room.

The top floor has access to the remainder of the accommodation which comprises three further bedrooms and family bathroom. Bedroom two is a good size double which overlooks the rear and shares a balcony with bedroom four, which is also a generous size. Bedroom three overlooks the front and has a lovely view across Newhaven and The South Downs.

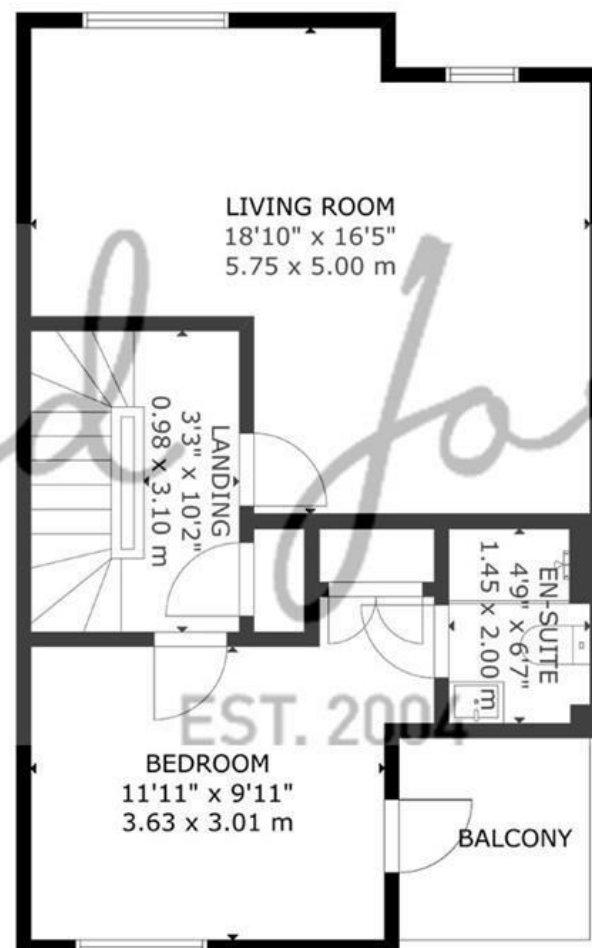
Outside there is a good size rear garden which has a large patio and an area of lawn. There are flower borders, gated side access and the garden is fence enclosed. The front provides off road parking for two vehicles and access to an integral garage with an EV charger.

- FOUR BEDROOM SEMI-DETACHED HOUSE
- IN FANTASTIC ORDER THROUGHOUT
- OPEN-PLAN KITCHEN DINING ROOM
- GENEROUS-SIZED LIVING ROOM
- WESTERLY ASPECT REAR GARDEN
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING AREA
- THREE W.CS
- TWO BALCONIES WITH VIEWS TOWARD DOWNLAND
- INTEGRAL GARAGE WITH EV CHARGER
- OFF ROAD PARKING FOR TWO VEHICLES

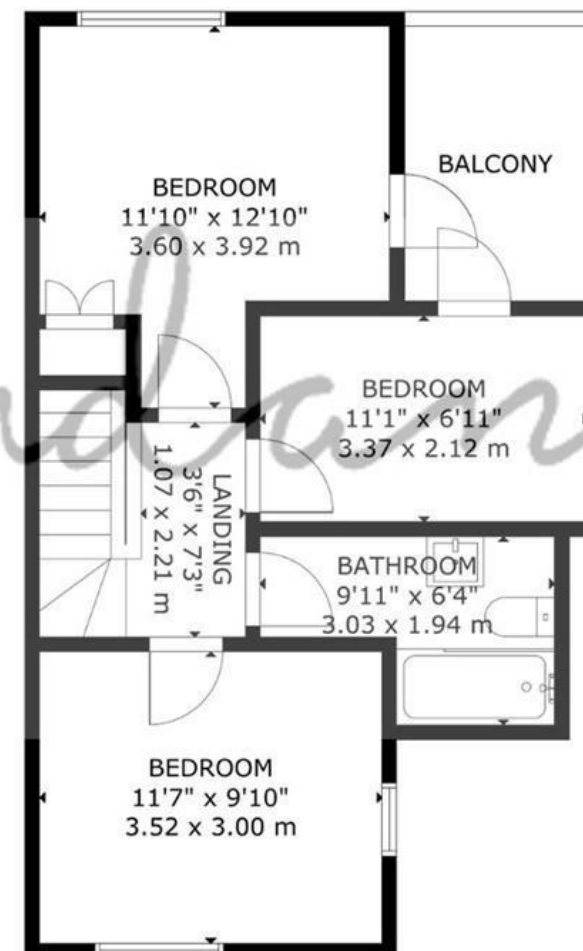




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 TOTAL: 120 m²/1,293 sq ft
 FLOOR 1: 30 m²/328 sq ft, FLOOR 2: 48 m²/517 sq ft, FLOOR 3: 42 m²/448 sq ft
 EXCLUDED AREAS: GARAGE: 17 m²/186 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



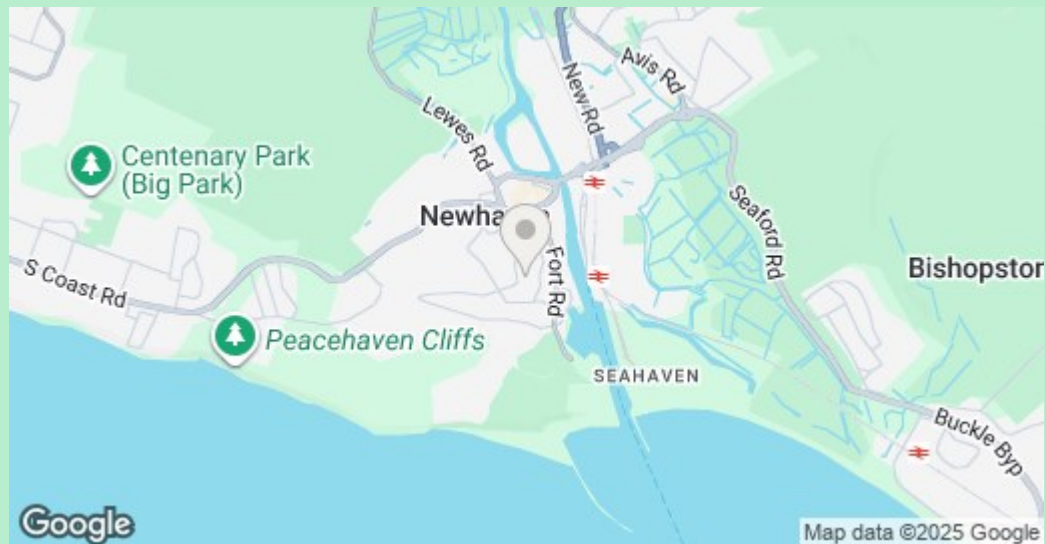
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



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