GREENWAYS PROPERTY

Estate and Letting Agents

9 Third Avenue, Newhaven, BN9 9JA

Greenways Property is pleased to offer this well-presented detached home in a sought-after coastal location. The property offers flexible living space with 4 to 5 bedrooms, 2 bathrooms, and 3 reception rooms, including a spacious 23ft family room and a modern kitchen.

Additional features include a garage, driveway parking, and central heating. The property boasts stunning sea views towards the beach and the iconic white cliffs, adding to its coastal charm. Located in a convenient area, it benefits from nearby transport links, local amenities, and schools, making it an ideal home for families or those looking to enjoy seaside living.

Guide price £535,000

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5 2 3 E

- Four/Five Bedroom
- Detached House
- Three/Four Reception Rooms
- Garage and Drive
- Westerly aspect garden
- Gas fired heating
- Double glazing
- Great Sea views
- Viewing reccomended

Entrance Porch
5 x 4'11 (1.52m x 1.50m)
Double glazed door, solid wood flooring, coat hanging space and radiator.

Entrance Hall
12'10 x 5'7 (3.91m x 1.70m)
Wood flooring, radiator, stairs to first floor, doors to all ground floor rooms, cupboard housing electricity consumer unit and meters.

Living Room
13'10 x 11'3 (4.22m x 3.43m)
Open plan 24ft Living/dining room, open arch to sun room, exposed wooden flooring, coved ceiling, TV ariel point, telephone point and sliding double glazed patio doors leading to the family room.

Sun Room
23'5 x 10'6 (7.14m x 3.20m)
Double aspect room with double glazed windows offering fabulous views towards the sea and local beach, white cliffs and the South Downs. Exposed wooden flooring, open fireplace with fire surround, mantle and hearth, decorative coving and radiator.

Dining Room
14'3 x 8'11 (4.34m x 2.72m)
Open plan 24ft Living/dining room, exposed wooden flooring, coved ceiling and sliding double glazed patio doors leading to the family room.

Family Room
23'5 x 10'6 (7.14m x 3.20m)
Open plan to the kitchen, polished tiled flooring, double glazed windows, French double glazed doors leading to the patio and garden. Additional sliding double glazed doors with frosted glass leading to the side and drive, hanging lights.

Kitchen
14'9 x 12'8 max (4.50m x 3.86m max)
Open plan, recently installed kitchen suite with polished white units and modern Corian worktops, built in sink and drainer with mixer tap. Integrated washing machine, dishwasher, double oven, microwave and space for American style fridge/freezer. Five ring gas hob with extractor over, ceiling down lights, ample storage, radiator, polished white tiled flooring, patterned tiled splash back and under unit lighting.

Study / Bedroom 5
10'10 x 13 (3.30m x 3.96m)
Exposed wooden floorboards, double glazed windows overlooking the front offering distant sea views, decorative coved ceiling, period fireplace with tiled surround and hearth.

WC
White WC, corner wash basin with mixer tap and storage beneath, ceiling downlighters, tiled floor and patterned tiled walls.

Landing
10'7 x 5'8 (3.23m x 1.73m)
Split landing with solid wood flooring, access to loft, window overlooking the rear garden and doors to all rooms.

Bedroom One
13'10 x 9'10 (4.22m x 3.00m)
Easterly aspect room with panoramic views over the South Downs, towards the sea and the white cliffs beyond. Built in wardrobes in both alcoves, coved ceiling, real wood flooring , radiator, double glazing and door to en-suite shower room.

Ensuite Shower room
White suite comprising of corner shower cubicle with sliding glass doors, low level close coupled WC with push button flush, corner wash basin with storage beneath, shaver point, window to the front, tiled walls and wooden flooring.

Bedroom Two
13 x 9'8 (3.96m x 2.95m)
Wood flooring continues, built in wardrobes and draw units, ample storage and shelves built in, double glazed windows offering lovely views towards the sea and local beaches and cliffs, radiator and coved ceiling.

Bedroom Three
13'2 x 8'10 (4.01m x 2.69m)
Wood flooring, double glazed window overlooking the rear garden, radiator and coved ceiling.

Bedroom Four
9'5 x 7'2 (2.87m x 2.18m)
Wooden flooring, double glazed window overlooking the rear garden, coved ceiling.

Bathroom
White suite comprising a panelled corner bath with shower attachment and mixer tap, separate double corner shower cubicle with sliding glass screen, pedestal wash basin and low-level WC, part tiled walls, double glazed window to the side, wood flooring and a heated towel rail.

Garage
17'9 x 9'5 (5.41m x 2.87m)
Light and power, drive leading to up and over door.

Front Garden and Drive
Block paved double drive with off street parking for at least 2 cars. Drive leading to garage. Mature planting.

Rear Garden
South Westerly aspect, fenced, accessed via garage and house, tiled courtyard and patio lawn area and mature shrub borders.

Other Information
Tenure: Freehold
Parking: Driveway and garage
Council Tax Band: E
Local Authority: Lewes - East Sussex County Council

Directions

From Newhaven Town Railway Approach, head west and take the 2nd exit at the roundabout. Turn left towards the A259 and merge onto it. Then, turn left onto South Rd, right onto Hill Side, and continue onto Bay Vue Rd and Western Rd. Finally, turn right onto Third Ave, where your destination will be on the left. Total journey time: approximately 4 minutes. The total distance is approximately 0.8 miles.

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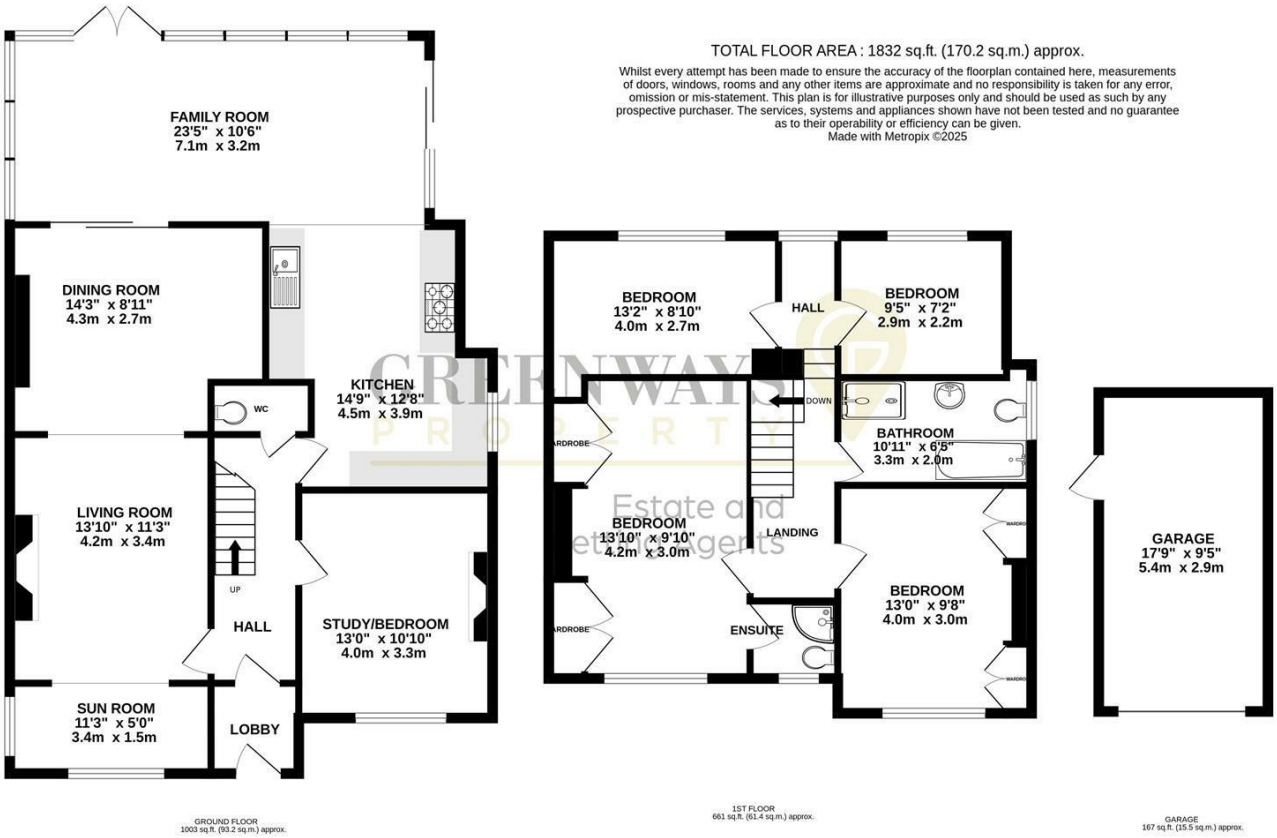
Floor Plan



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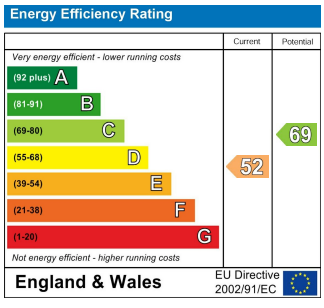
Although every care has been taken in the production of these sales particulars prospective purchasers should note:
1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.



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