



Total Area Approx 1035.05 sq ft

5 Meeching Road, Newhaven, BN9 9RL

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£299,950 Freehold



Meeching Road, Newhaven, BN9 9RL

A deceptively spacious four double bedroom terraced Victorian townhouse which is offered with no onward chain and is conveniently positioned within the heart of Newhaven, offering ease of access to the town centre, Newhaven Town railway station and local supermarkets. Well-arranged accommodation spans an impressive three floors and includes an open-plan lounge, dining area and kitchen to the ground floor, two bedrooms and shower room to the first floor and two further bedrooms - one with an en-suite bathroom - to the second floor. A good sized garden stretches out to the rear and offers a lower level patio leading to a further patio with covered barbeque area, and an additional area with rear access onto a hardstand for private parking.

Approach

Small frontage laid to pebble shingle, paved steps up to part-obscure double glazed UPVC front door, opening directly into:

Lounge

5.63m x 2.57m (18'5" x 8'5")

Obscure double glazed window to front, feature brick exposed open fireplace (not tested), dado rail, three wall-mounted uplighters, glazed timber-framed door into:

Inner Lobby

Turning stairs ascend to first floor landing with storage space under. Area for hanging coats and shoe storage, opening through to:

Dining Area

3.10m x 3.15m (10'2" x 10'4")

Part timber panelled walls, space and plumbing for tall standing fridge/freezer, further opening into:

Kitchen

2.17m x 3.01m (7'1" x 9'10")

Double glazed window to rear and double glazed door opening onto rear garden. Fitted kitchen comprising a range of matching wall and base units, laminate work surfaces extend to include single bowl stainless steel sink with drainer and mixer tap, space and plumbing for electric cooker, part metro tiled surround, directional spotlights on track, part timber panelling to dado level, opening through to utility area with double glazed window, work surface and timber-panelled walls.

First Floor Landing

Stairs ascend to second floor landing, stairs descend to ground floor, timber panelled door into:

Bedroom

2.53m x 2.76m (8'3" x 9'0")

Built-in wardrobe, double glazed window to rear overlooking rear garden, radiator.

Bedroom

4.42m x 2.71m (14'6" x 8'10")

Double glazed window to front, radiator, dado rail.

Shower Room

Pedestal wash hand basin, low-level WC, shower enclosure with thermostatic shower, part-tiled surround, vinyl floor.

Second Floor Landing

Stairs descend to first floor landing, part-timber-panelled walls, timber-panelled door into front bedroom and further door through to:

Bedroom

6.18m x 2.01m (20'3" x 6'7")

Currently used as walk-in closet with double glazed window to rear with low sill overlooking rear garden. Built-in wardrobe, hatch offering access into small loft space, range of freestanding clothes rails, painted exposed chimney breast with radiator, part timber panelled wall, louvre door opening into:

En-Suite Bathroom

Panel-enclosed bath, part-tiled and part-timber-panelled surround, pedestal wash hand basin, low-level WC, radiator, extractor fan.

Bedroom

4.38m x 2.14m (14'4" x 7'0")

Double glazed window to front offering elevated outlook over rooftops towards countryside, radiator, built-in wardrobe with hanging and shelving, further built-in cupboard.

Rear Garden

Lower level patio laid to shingle, with outside store that offers space and plumbing for washing machine. Concrete steps lead up to middle section of garden with brick walls to both sides, covered barbeque area and decked seating area. Further steps up to a hardstand for parking, accessed via rear lane.



- NO ONWARD CHAIN
- Three Storey Victorian Townhouse
- Hardstand for Parking to Rear
- Four Double Bedrooms
- Two Receptions
- Good Sized Rear Garden with Rear Access
- Shower Room & En-Suite Bathroom
- Open-Plan Lounge, Dining Room & Kitchen
- Easy Walking Distance to Newhaven Town Centre & Train Station
- Outside Store

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **C**