



**Wellington Road, Newhaven BN9 0RJ**

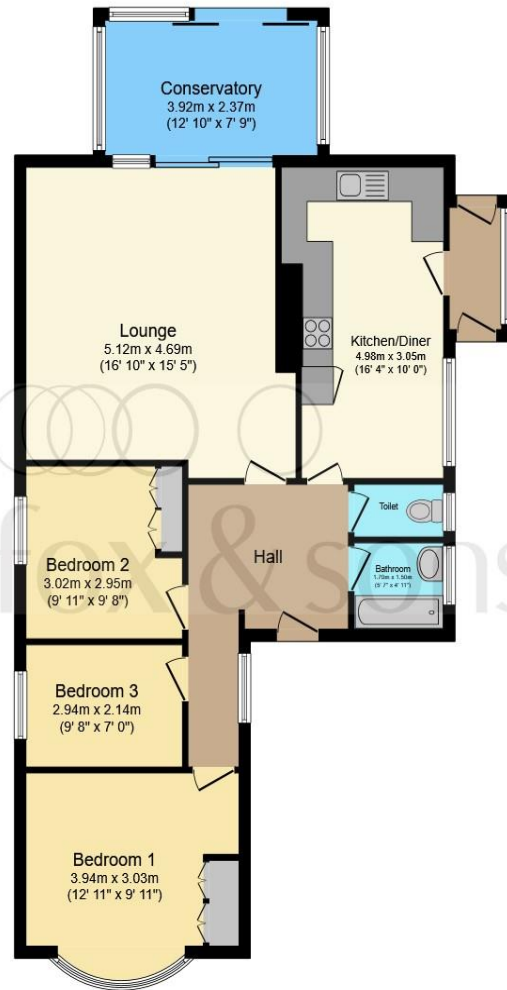


**welcome to**

**Wellington Road, Newhaven**

Fox & Sons are delighted to offer for sale this three bedroom DETACHED BUNGALOW situated in a popular location in Denton. The property benefits from gas central heating, double glazing and is being sold with NO ONGOING CHAIN.





**Entrance Hall**

**Bathroom**

**Wc**

**Kitchen/Diner**

16' 4" x 10' ( 4.98m x 3.05m )

**Lounge**

16' 10" x 15' 5" ( 5.13m x 4.70m )

**Bedroom Two**

9' 11" x 9' 8" ( 3.02m x 2.95m )

**Bedroom Three**

9' 8" x 7' ( 2.95m x 2.13m )

**Bedroom One**

12' 11" x 9' 11" ( 3.94m x 3.02m )

**Conservatory**

12' 10" x 7' 9" ( 3.91m x 2.36m )

**Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Wellington Road, Newhaven**

- Detached Bungalow
- Three Double Bedrooms
- Fitted Kitchen & Bathroom
- Driveway & Garage
- Private Rear Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PEA107489](https://fox-and-sons.co.uk/Property/PEA107489)



Property Ref:  
PEA107489 - 0002

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**fox & sons**



**01273 587222**



[Peacehaven@fox-and-sons.co.uk](mailto:Peacehaven@fox-and-sons.co.uk)



233 South Coast Road, PEACEHAVEN, East  
Sussex, BN10 8LD



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**