





## welcome to

# **Brighton Road, Newhaven**

Charming 1930's semi-detached house featuring 3 bedrooms, including a converted loft room, an open-plan kitchen/diner and an elevated position with pleasant views. Chain free with a driveway and off-road parking. Give us a call today to make this fantastic property your own!













### **Entrance Hall**

## Lounge

25' 9" x 12' 6" ( 7.85m x 3.81m )

## **Kitchen/Dining Area**

17' 8" x 17' 1" ( 5.38m x 5.21m )

## **First Floor Landing**

### **Bedroom 2**

13' 6" x 12' 6" ( 4.11m x 3.81m )

#### **Shower Room**

Connecting to the second bedroom, with door access also on the first floor landing

#### **Bedroom 3**

12' 6" x 11' (3.81m x 3.35m)

#### **Shower Room**

### **Toilet**

#### **Bedroom 1**

20' 2" x 12' 5" ( 6.15m x 3.78m ) On the second floor.





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# **Brighton Road, Newhaven**

- 1930's Semi Detached House
- Three Bedrooms plus Additional Loft Room
- Open Plan Kitchen/Diner
- Pleasant Views
- Elevated Position

Tenure: Freehold EPC Rating: D

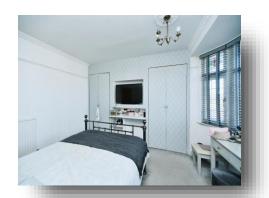
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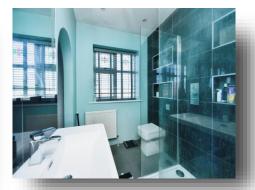
£400,000

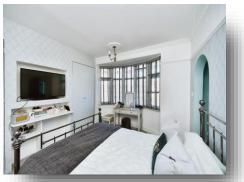


Total floor area 120.6 m² (1,298 sq.ft.) approx

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 crientation are approximate. No details are guarantee they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, crisission or misstatement. A party must rely upon its own inspection(s). Powered







Ethnord Ave

Vallet Dene

Qose Walk Cl

Newhaven Community
Ward at Newhaven...

Map data ©2025 Google

Please note the marker reflects the postcode not the actual property

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Property Ref: PEA106560 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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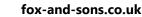


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