



**Hillcrest Road, Newhaven BN9 9EG**



**welcome to**

## **Hillcrest Road, Newhaven**

Fox & Sons estate agents are pleased to offer for sale this 4/5 bedroom semi-detached house located in a popular area in Newhaven. The property is being sold with no ongoing chain and enjoys stunning views over towards Newhaven harbour and Seaford Bay. Give us a call today to arrange your viewing!



## Ground Floor

### Entrance Hall

With newly fitted combi boiler. Doors off to the following;

### Kitchen/Diner

18' 8" x 12' 5" ( 5.69m x 3.78m )

Fitted kitchen with a comprehensive range of wall and base units, incorporating one and half bowl sink and drain unit, inset 5 ring induction hob, space and plumbing for washing machine and dishwasher, built in oven and microwave, ample space for dining table, engineered wood flooring, double glazed window to front aspect. Wall-mounted centrally heated radiator.

### Bathroom

6' 6" x 6' ( 1.98m x 1.83m )

Modern fitted bathroom with a matching white suite comprising of a panelled bath with shower over, low-level WC, pedestal wash basin, heated towel rail and double glazed frosted window to the front aspect.

### Office

9' 5" x 8' 11" ( 2.87m x 2.72m )

Single glazed windows to side aspect, wall-mounted centrally heated radiator.

### Cloakroom

### Garage

16' 2" x 10' 11" ( 4.93m x 3.33m )

### Lounge

25' 8" x 14' 4" ( 7.82m x 4.37m )

Having a box bay window to the front aspect, wall mounted centrally heated radiator, featured log burner, sliding patio doors to balcony. Staircase rising to;

## First Floor

### Bedroom 1

13' 8" x 12' 3" ( 4.17m x 3.73m )

Double glazed windows to rear aspect and eave storage with fantastic far-reaching views.

### Bedroom 2

9' 7" x 9' 5" ( 2.92m x 2.87m )

Double glazed windows to front aspect

### Bedroom 3

9' 10" x 9' 7" ( 3.00m x 2.92m )

Double glazed windows to front aspect

### Shower Room

6' 8" x 6' 5" ( 2.03m x 1.96m )

Fitted shower cubicle, low-level WC, tiled flooring, radiator and Velux window.

### Lower Ground Floor

Staircase descend from living room into;

### Garden Room

9' 3" x 8' 6" ( 2.82m x 2.59m )

Double patio doors providing access to rear garden. Wall-mounted centrally heated radiator.

### Under House Storage

### Bedroom 4

12' 9" x 10' 4" ( 3.89m x 3.15m )

Double glazed box bay window to rear aspect, wall-mounted centrally heated radiator. Door into;

### Workshop

15' 3" x 6' 4" ( 4.65m x 1.93m )

2 single glazed windows to side aspect, with steps leading up to garage.

### Front & Rear Gardens

### Driveway



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## welcome to Hillcrest Road, Newhaven

- Semi-Detached Family House
- Spanning Over Three Floors with 4/5 Bedrooms
- 25ft Lounge with South Facing Balcony
- Stunning Views Over Newhaven Harbour and Across to Seaford

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



offers in the region of  
**£475,000**

Total floor area 198.2 m<sup>2</sup> (2,134 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.foxandsons.co.uk



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PEA107547 - 0007

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**fox & sons**



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