



**Lawes Avenue, Newhaven BN9 9SA**

**welcome to**

**Lawes Avenue, Newhaven**

\*\*\* GUIDE PRICE £250,000-£270,000 \*\*\* This end terraced house is situated close to Newhaven town centre with its array of local shops, railway station and ample bus routes making access to Lewes, Eastbourne and Brighton easy.



### **Living Room**

11' 9" x 10' 8" ( 3.58m x 3.25m )

### **Dining Room**

13' 11" x 11' 3" ( 4.24m x 3.43m )

### **Kitchen**

10' 3" x 6' 10" ( 3.12m x 2.08m )

### **Shower Room**

### **Bedroom One**

13' 11" x 11' 3" ( 4.24m x 3.43m )

### **Bedroom Two**

8' 5" x 7' 6" ( 2.57m x 2.29m )

### **Bedroom Three**

11' 9" x 6' 1" ( 3.58m x 1.85m )

### **Rear Garden**



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## Lawes Avenue, Newhaven

- Victorian End Terraced House
- Three Bedrooms
- Wealth of Character
- Two Reception Rooms
- Private Rear Garden

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

Guide Price

**£250,000-£270,000**



Total floor area 80.8 m<sup>2</sup> (870 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.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PEA107595 - 0006

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