



**Brighton Road, Newhaven BN9 9NP**

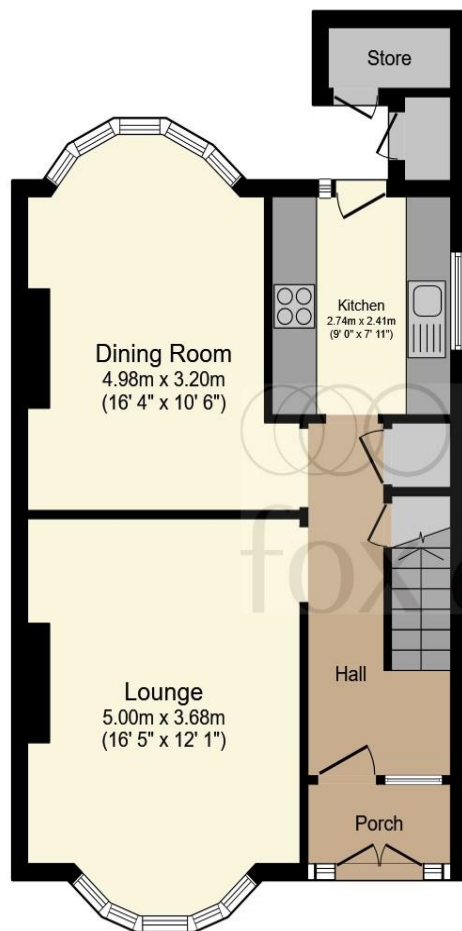


**welcome to**

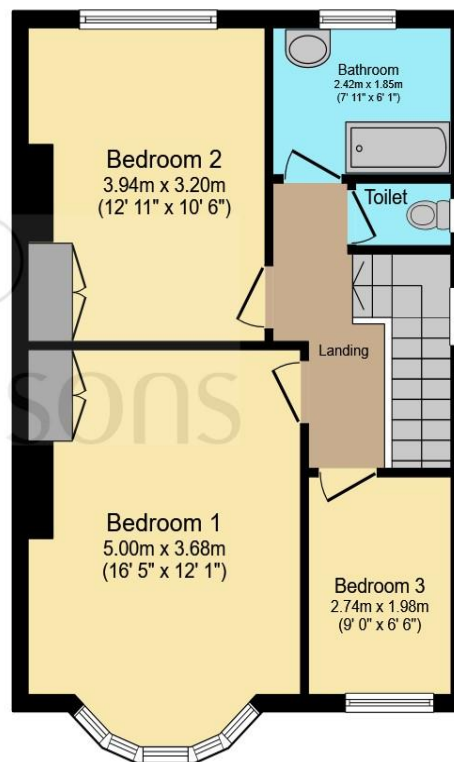
**Brighton Road, Newhaven**

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\* Beautifully presented 3 bed semi-detached home in a sought-after Newhaven location. Features 2 reception rooms, modern kitchen, stylish interiors, landscaped garden & off-road parking.





**Ground Floor**



**First Floor**

Total floor area 101.4 m<sup>2</sup> (1,092 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)

**Porch**

**Entrance Hall**

**Lounge**

16' 5" x 12' 1" ( 5.00m x 3.68m )

**Dining Room**

16' 4" x 10' 6" ( 4.98m x 3.20m )

**Kitchen**

9' x 7' 11" ( 2.74m x 2.41m )

**Brick-Built Outside Storage**

**First-Floor Landing**

**Bedroom 1**

16' 5" x 12' 1" ( 5.00m x 3.68m )

**Bedroom 2**

12' 11" x 10' 6" ( 3.94m x 3.20m )

**Bedroom 3**

9' x 6' 6" ( 2.74m x 1.98m )

**Family Bathroom**

**WC**

**Front & Rear Gardens**

**Off-Road Parking**

welcome to

## Brighton Road, Newhaven

- 3 Bedroom Semi-Detached House
- Stylish Modern Interior
- Landscaped Rear Garden
- Off-Road Parking
- 2 Reception Rooms

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

guide price

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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