



**Lewes Road, Newhaven BN9 9RP**

**welcome to**

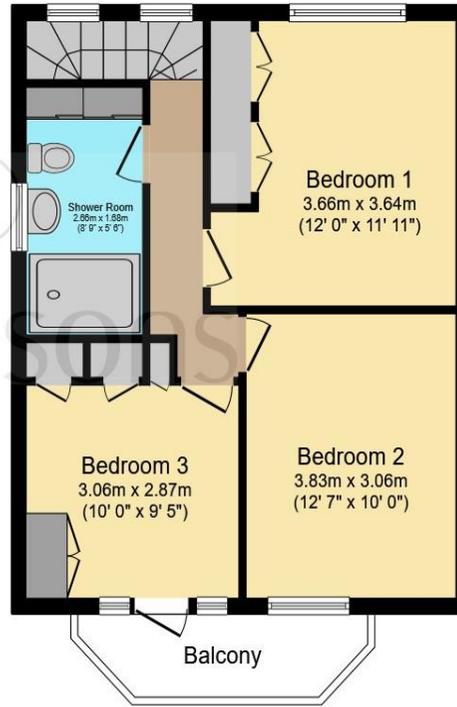
**Lewes Road, Newhaven**

CHAIN FREE 3 bedroom detached home full of character, featuring exposed beams, a large lounge with fireplace, fitted kitchen, sun room & private garden. Close to shops, amenities & transport links. Includes private commercial aspect - inquire for further details!!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge/Diner**

20' 6" x 16' 5" ( 6.25m x 5.00m )

**Kitchen**

12' 4" x 7' 7" ( 3.76m x 2.31m )

**Sun Room**

13' 9" x 9' 8" ( 4.19m x 2.95m )

**Commercial Aspect**

19' 4" x 6' 6" ( 5.89m x 1.98m )

**Commercial Wc**

**First Floor**

**Bedroom 1**

12' x 11' 11" ( 3.66m x 3.63m )

**Bedroom 2**

12' 7" x 10' ( 3.84m x 3.05m )

**Bedroom 3**

10' x 9' 5" ( 3.05m x 2.87m )

**Balcony**

**Shower Room**

8' 9" x 5' 6" ( 2.67m x 1.68m )

**Rear Garden**

Total floor area 120.7 m<sup>2</sup> (1,299 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)

welcome to

## Lewes Road, Newhaven

- 3 Bedroom Detached Home
- CHAIN FREE!
- Original Character Features Throughout
- Spacious Lounge & Bright Sun Room
- Private Commercial Aspect - Enquire For Further Details

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

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PEA107658](https://fox-and-sons.co.uk/Property/PEA107658)



Property Ref:  
PEA107658 - 0004

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