



**Fullwood Avenue, Newhaven BN9 9SW**

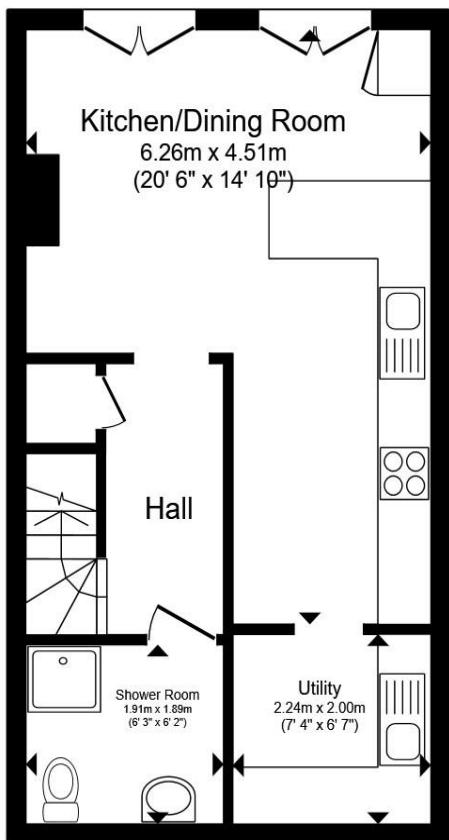
fox & sons

**welcome to**

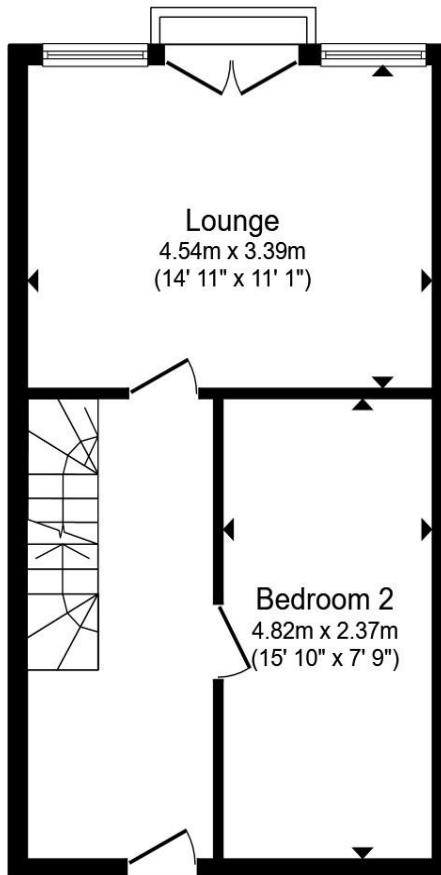
## **Fullwood Avenue, Newhaven**

A modern three-bedroom mid-terraced home set across three floors, offering a newly fitted kitchen, off-road parking, a low-maintenance garden and far-reaching views across Newhaven Valley. Close to schools and transport links, it's an ideal setting for family living.

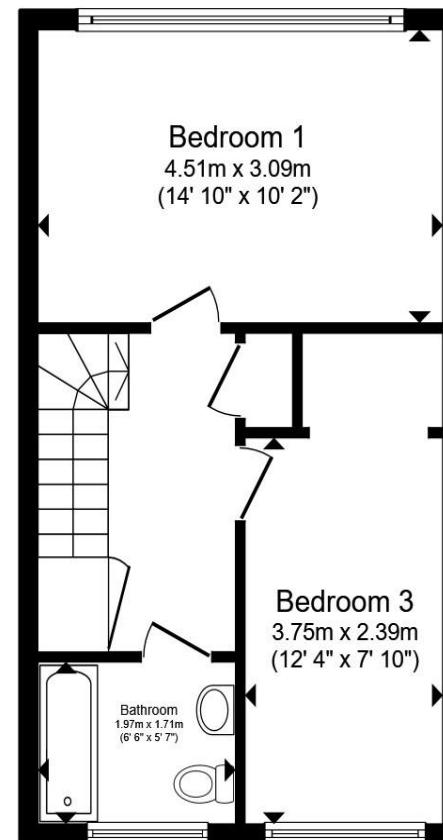




**Lower Ground Floor**



**Ground Floor**



**First Floor**

## Lower Ground Floor

### Kitchen/Dining Room

20' 6" x 14' 10" ( 6.25m x 4.52m )

### Utility Room

7' 4" x 6' 7" ( 2.24m x 2.01m )

### Shower Room

6' 3" x 6' 2" ( 1.91m x 1.88m )

## Ground Floor

### Lounge

14' 11" x 11' 1" ( 4.55m x 3.38m )

### Bedroom Two

15' 10" x 7' 9" ( 4.83m x 2.36m )

## First-Floor

### Bedroom One

14' 10" x 10' 2" ( 4.52m x 3.10m )

### Bedroom Three

12' 4" x 7' 10" ( 3.76m x 2.39m )

### Family Bathroom

6' 6" x 5' 7" ( 1.98m x 1.70m )

## Rear Garden

## Off-Road Parking



Total floor area 114.9 m<sup>2</sup> (1,237 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.propertybox.io](http://www.propertybox.io)

welcome to

## Fullwood Avenue, Newhaven

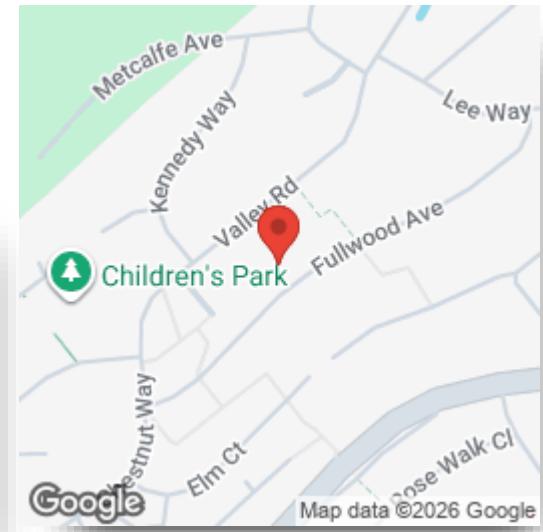
- Mid-Terraced Family Home
- Three Double Bedrooms
- Accommodation Arranged Over Three Floors
- Newly Installed Fitted Kitchen
- Off-Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£325,000**



**view this property online** [fox-and-sons.co.uk/Property/PEA106845](http://fox-and-sons.co.uk/Property/PEA106845)

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.



Property Ref:  
PEA106845 - 0005



**01273 587222**



[Peacehaven@fox-and-sons.co.uk](mailto:Peacehaven@fox-and-sons.co.uk)



233 South Coast Road, PEACEHAVEN, East Sussex, BN10 8LD



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)