



Denton Rise, Newhaven BN9 0QN

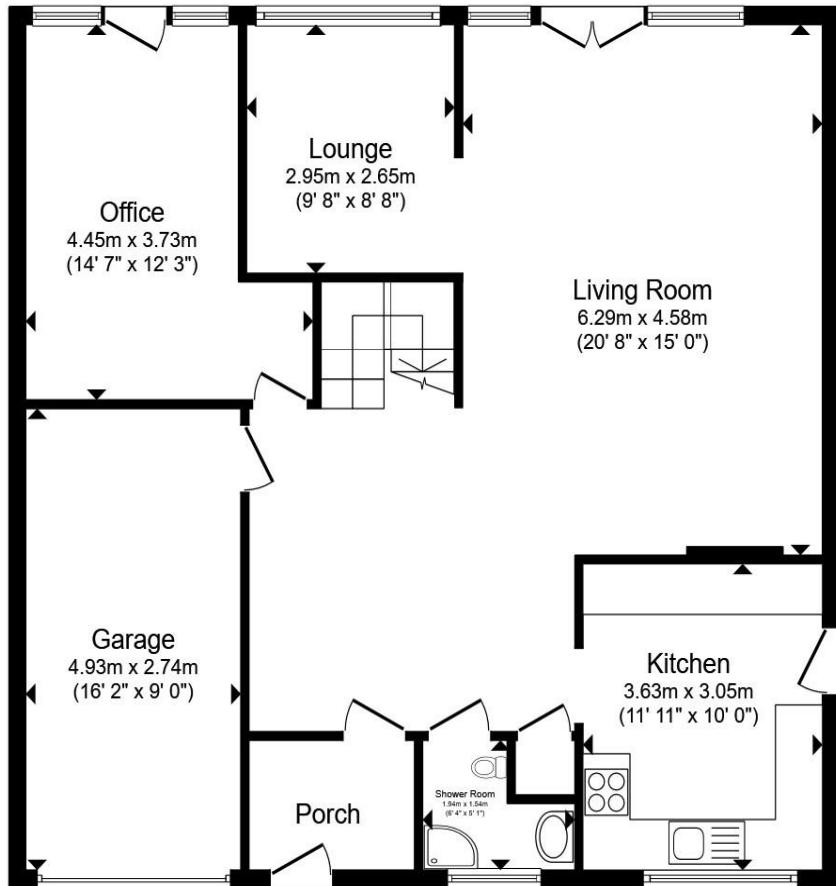
fox & sons

welcome to

Denton Rise, Newhaven

CHAIN FREE! Fox and sons are delighted to welcome to the market this three bedroom Detached house. This home is perfect consisting of THREE DOUBLE BEDROOMS, a modernised kitchen, THREE RECEPTION ROOMS and two bathrooms.

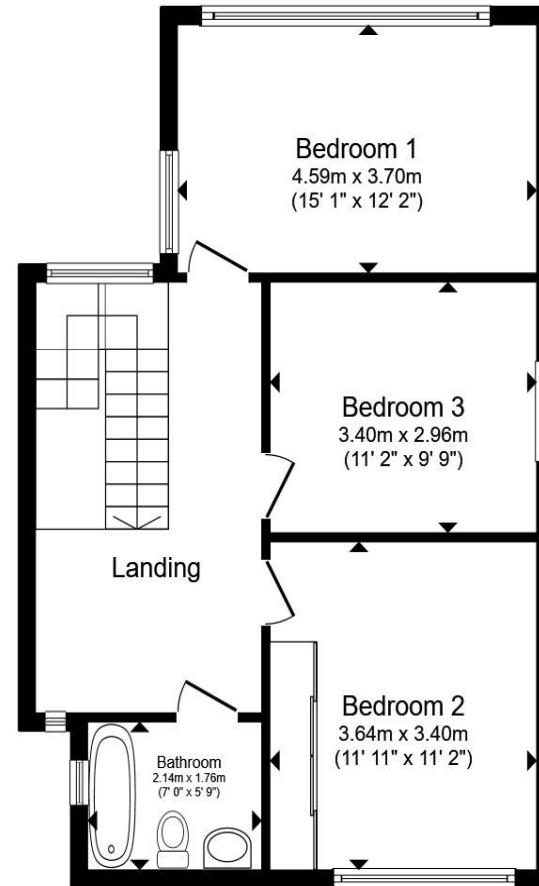




Ground Floor

Total floor area 158.8 m² (1,710 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



First Floor

Entrance Porch

Entrance Hall

Lounge

20' 8" x 15' (6.30m x 4.57m)

Living Room

9' 8" x 8' 8" (2.95m x 2.64m)

Office

14' 7" x 12' 3" (4.45m x 3.73m)

kitchen

11' x 10' (3.35m x 3.05m)

Shower Room

Landing

Bedroom One

15' 1" x 12' 2" (4.60m x 3.71m)

Bedroom Two

11' 11" x 11' 2" (3.63m x 3.40m)

Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m)

Bathroom

Garage

16' 2" x 9' (4.93m x 2.74m)

welcome to

Denton Rise, Newhaven

- CHAIN FREE
- GARAGE AND DRIVEWAY
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
-

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£450,000



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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:
SEA109068 - 0002

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01323 899116



Seaford@fox-and-sons.co.uk



1 Clinton Place, SEAFORD, East Sussex, BN25 1NL



fox-and-sons.co.uk