

Grays Crescent, Newhaven, BN9 9FE

Asking Price £450,000

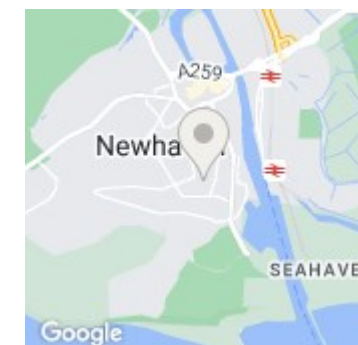
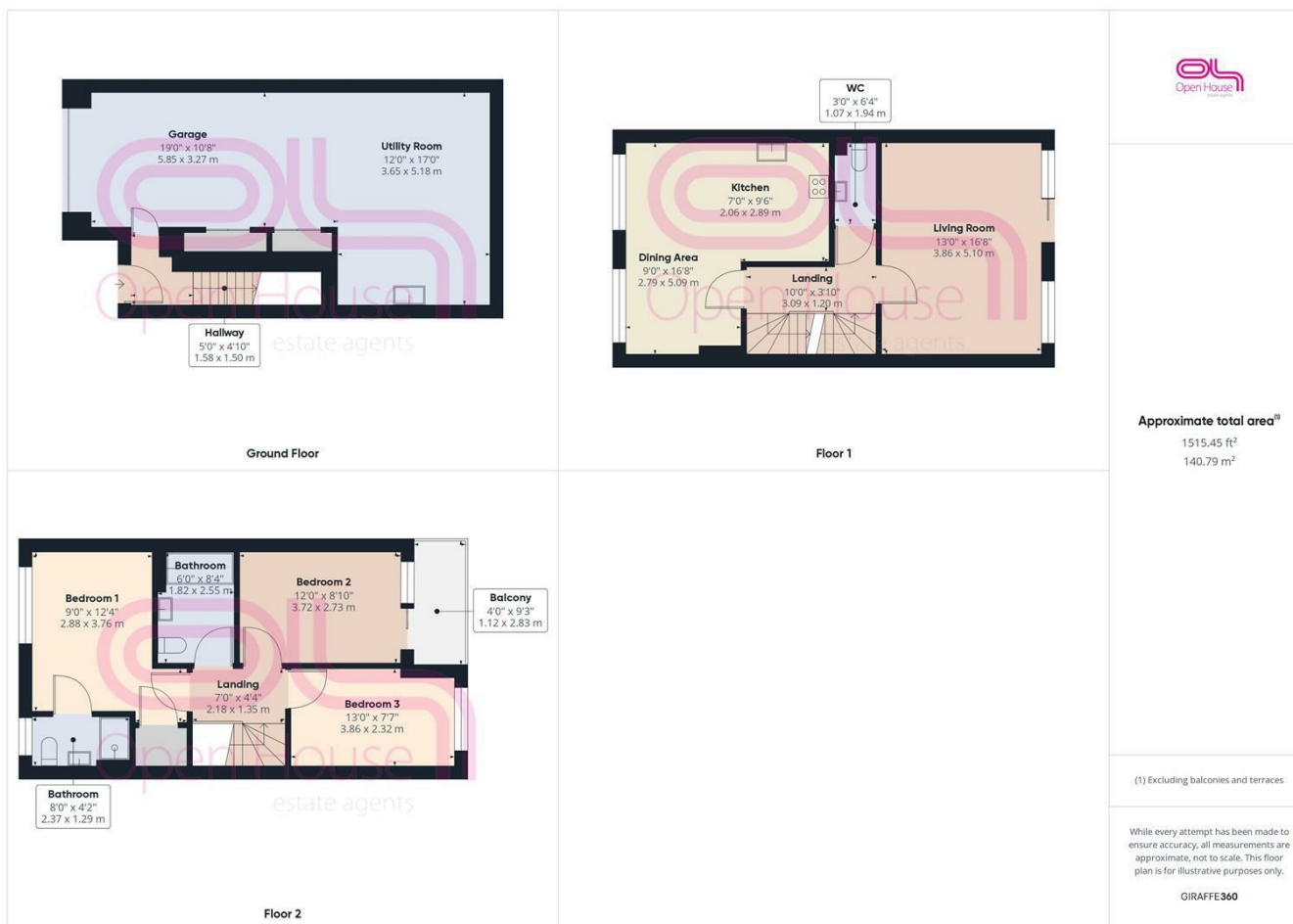
Council Tax Band: D



This is a fantastic opportunity to acquire this spacious detached home which was only built a few years ago, designed by an award winning Danish Company and still has the balance of the New Home Guarantee. Energy efficiency is key these days so this property has solar panels on the roof to help with energy costs. This versatile property has been designed to take full advantage of the wonderful views to the rear by having the living accommodation on the first floor, leaving the spacious ground floor area to be used as you wish. Currently this space is being used as an open plan Garage and Utility area but could easily be used as a Gym, Home Office, Cinema Room or it has the possibility to be converted into additional living accommodation, subject to the necessary consents. You are granted access via the entrance door into the inner hallway. There is a door to your left leading to the spacious Open Plan Garage and utility area. From the hallway, stairs rise to the first floor. At the rear of the property is the delightful living room, with patio doors leading out to the rear garden. On this level you also have a modern Cloakroom with WC and to the front you have a large kitchen Dining Room with ample built in appliances. From this level the stairs rise to the top floor. Here you will find three double bedrooms. The master bedroom having the advantage of an en suite shower room and then two further bedrooms to the rear, one of which has access to a balcony to make the most of those fantastic views down towards the sea and over downland. There is also a family bathroom on this floor. The rear garden is a mixture of patio and lawn and has a Southerly aspect.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	