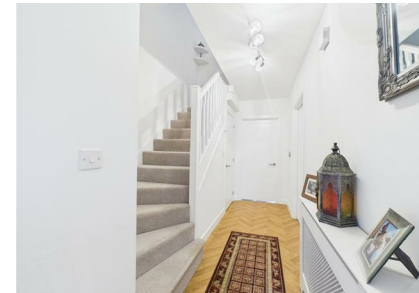


Celandine Way, Newhaven, East Sussex, BN9 9FF

Asking Price £369,950

Council Tax Band: D



Located in the sought-after August Fields development on Celandine Way, Newhaven, this modern house presents an exceptional opportunity for those seeking a stylish and comfortable home. Immaculately presented, the property boasts a spacious reception room that welcomes you with warmth and light, perfect for both relaxation and entertaining.

The heart of the home is undoubtedly the modern fitted kitchen, which seamlessly flows into an open-plan dining area. This space is equipped with high-quality appliances, making it ideal for culinary enthusiasts and family gatherings alike. The design promotes a sense of togetherness, ensuring that you can enjoy meals and conversations in a bright and inviting atmosphere.

This residence features three generously sized bedrooms, providing ample space for family or guests. The modern bathroom is complemented by an en suite and an additional WC, ensuring convenience for all occupants. Each bedroom is designed to offer comfort and tranquillity, making it a perfect retreat after a long day.

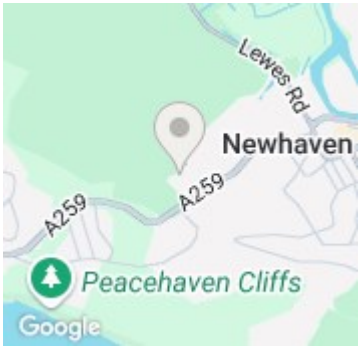
Outside, the property benefits from a secluded rear garden and driveway that accommodates two vehicles, along with additional visitor parking. This feature is particularly advantageous in a community where space can be at a premium.

Furthermore, the location offers excellent transport links to both Brighton and Eastbourne, making it an ideal choice for commuters or those who enjoy the vibrant lifestyle these coastal towns provide.

In summary, this property on Celandine Way is a remarkable find, combining modern living with practicality in a desirable area. It is a perfect choice for families or professionals looking for a well-appointed home in a thriving community. Viewing is highly advised.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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	