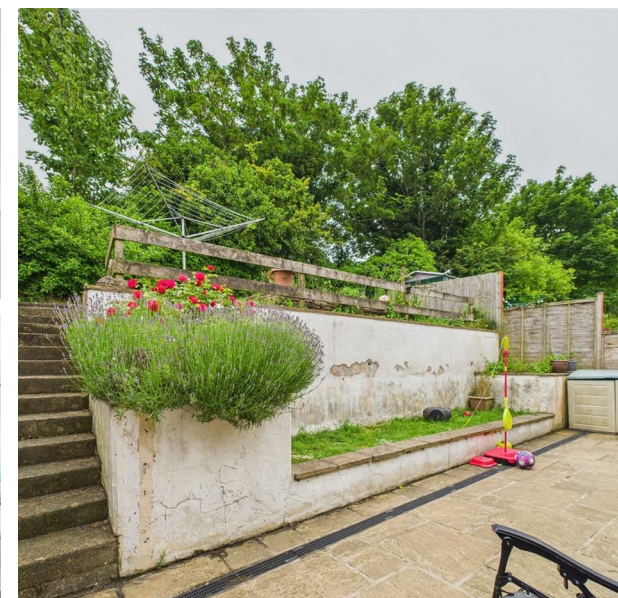


Valley Dene, Newhaven, BN9 9NF

Asking Price £299,950

Council Tax Band: C



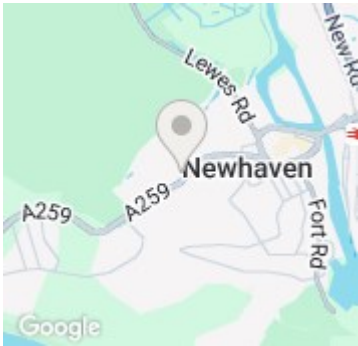
This CHARMING split-level family home offers a DELIGHTFUL blend of COMFORT and STYLE. With two SPACIOUS reception rooms, the property is designed to cater to both relaxation and entertaining. The light and airy lounge welcomes you with its bright ambiance, leading seamlessly to the dining area, which boasts a vaulted ceiling and convenient access to the rear garden through sliding doors. The fitted kitchen, complete with a breakfast area, provides a perfect space for family meals and casual dining.

This home comprises three generously sized bedrooms, each offering ample space for rest and personalisation. Additional benefits include a garage and a private drive, providing convenient parking options. The first floor features a well-appointed family bathroom, along with a separate WC, ensuring practicality for busy households. The property is equipped with double glazing and gas heating, ensuring warmth and energy efficiency throughout the year.

With no onward chain, this residence presents an excellent opportunity for those looking to settle in a peaceful neighbourhood while enjoying the comforts of a well-designed family home. Whether you are a first-time buyer or seeking a new family abode, this property is sure to impress.



206 South Coast Road, Peacehaven, East
Sussex, BN10 8JP
01273 830 987
bnsales@localagent.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(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