

Lee Way, Newhaven, BN9 9SN
Asking Price £269,950



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Council Tax Band: C

Located in a tranquil close on Lee Way, Newhaven, this well-presented bungalow offers a delightful retreat for those seeking comfort and convenience. The property features a spacious living and dining room that boasts open views to the rear, creating a bright and airy atmosphere perfect for relaxation or entertaining guests.

The fitted kitchen is designed with practicality in mind, providing ample space for appliances while also enjoying the same lovely views. This thoughtful layout ensures that the heart of the home is both functional and inviting. The bungalow comprises two generously sized double bedrooms, each offering a peaceful sanctuary for rest. The family bathroom is well-appointed, providing all the necessary amenities for modern living.

In addition to its charming interior, the property benefits from versatile under-house storage rooms, ideal for keeping your belongings organised and out of sight. The front and rear gardens enhance the appeal of this home, offering outdoor space for gardening, leisure, or simply enjoying the fresh air.

This bungalow is an excellent opportunity for those looking to settle in a serene environment while still being close to local amenities. With its combination of space, comfort, and picturesque views, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely bungalow your new home.

Living/Dining Room

21'1 x 10' (6.43m x 3.05m)

Dining Area

Bedroom One

11'5 x 8'8 (3.48m x 2.64m)

Bedroom Two

10'6 x 7'7 (3.20m x 2.31m)

Bathroom/wc

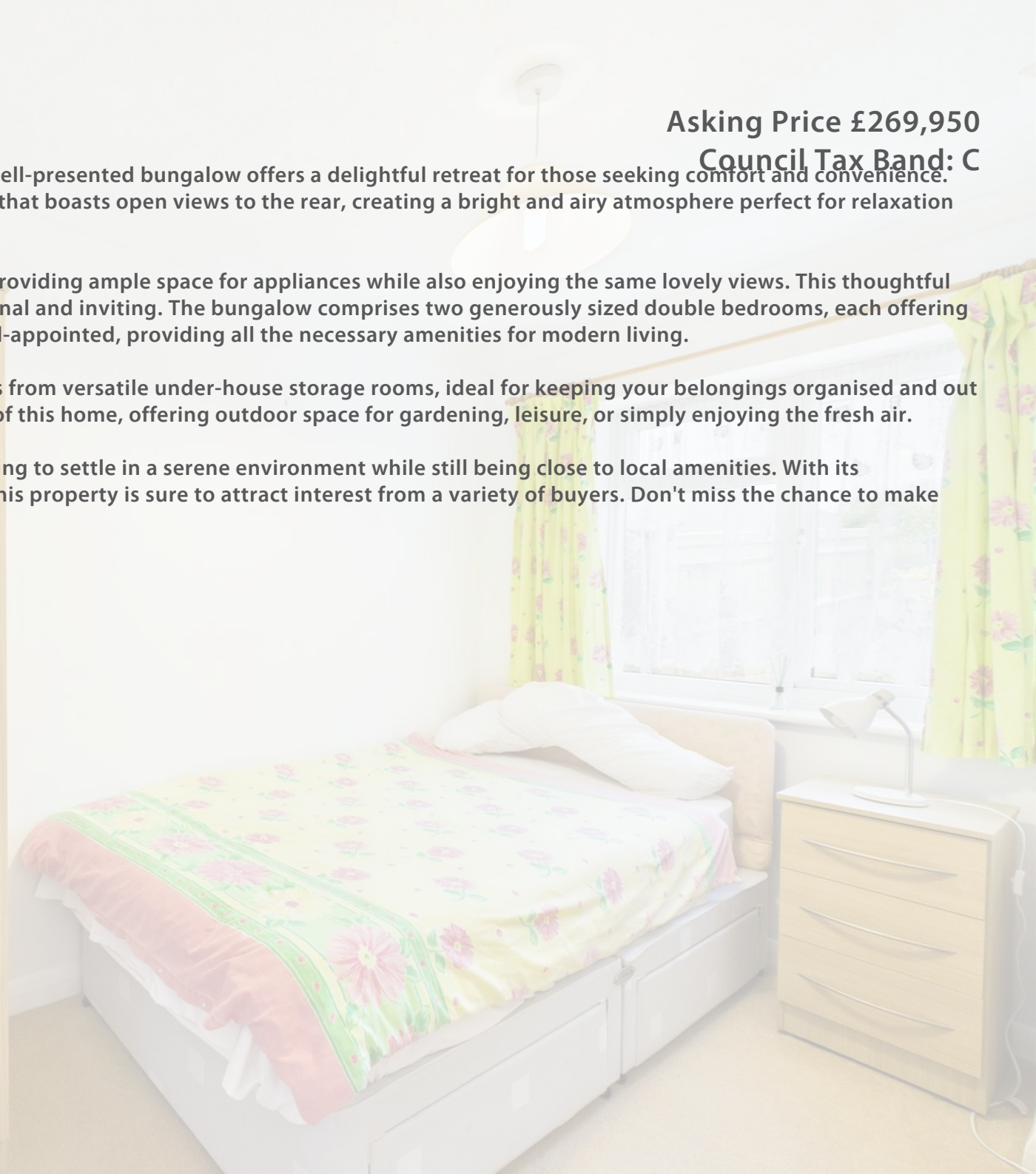
8'5 x 5'7 (2.57m x 1.70m)

Basement Storage

15'5 x 11'3 (4.70m x 3.43m)

Utility Area

11'8 x 8'11 (3.56m x 2.72m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

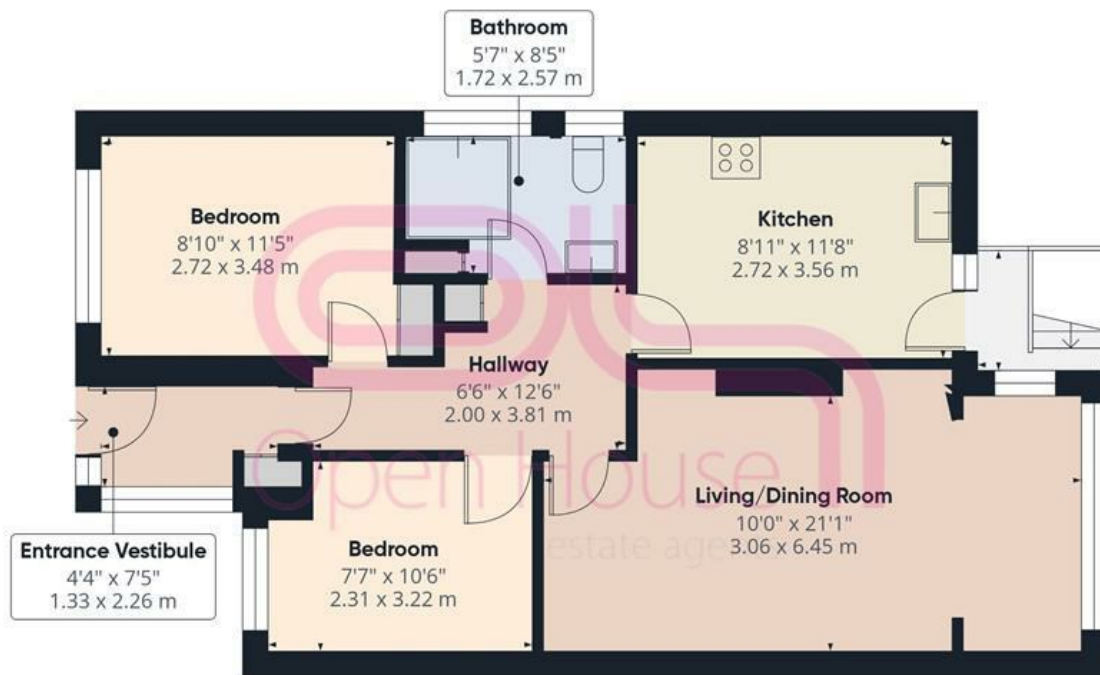


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Ground Floor



Floor 1



Approximate total area⁽¹⁾

907 ft²

84.4 m²

Balconies and terraces

118 ft²

11 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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