



108 Gibbon Road, Newhaven, BN9 9ER
£293,500

CarruthersandLuck
SalesandLettings



108 Gibbon Road

Newhaven

Situated in a central location close to local amenities, this beautifully presented three-bedroom house offers a perfect blend of comfort and contemporary style, making it an ideal choice for families and professionals alike. The property is just moments from regular bus routes, schools, the seafront and marina, ensuring easy access to both daily essentials and leisure activities. Newhaven has its own train station which is only a few minutes walk through the marina.

Upon entering, you are welcomed into an entrance hall which leads to a spacious lounge that provides a warm and inviting atmosphere and overlooks the double driveway. The modern kitchen, thoughtfully designed to overlook the rear garden, is fitted with sleek cabinetry and space for appliances, offering ample workspace and plenty of storage. Adjacent to the kitchen, a convenient utility cupboard and a ground floor WC enhance the functionality of the living space. There is also a door allowing access to the rear garden and a large built in understairs cupboard.



CarruthersandLuck
SalesandLettings

108 Gibbon Road

Newhaven

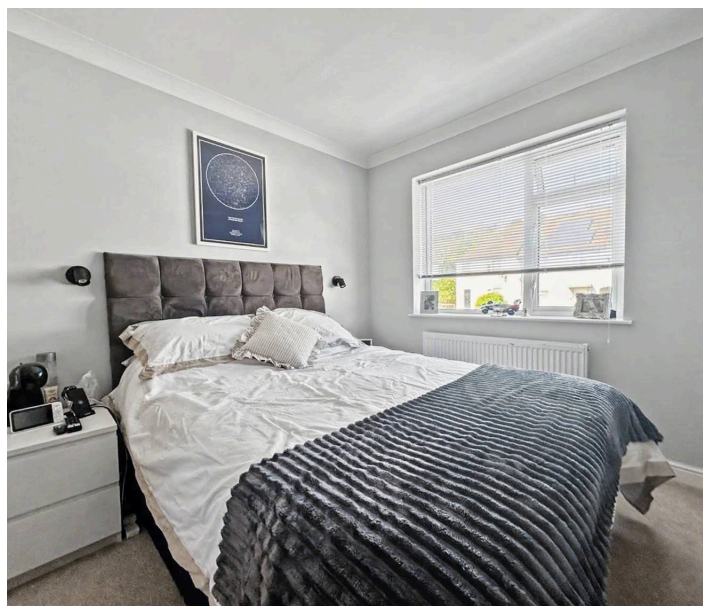
Upstairs, there are three well-proportioned bedrooms. The rear bedroom has some lovely views towards Seaford bay, Castle Hill and Newhaven Fort. The first floor also hosts a spacious, contemporary bathroom, finished to a high standard with quality fixtures and fittings.

One of the features of the property is the south facing rear garden. The garden is one of the few in the road that has nothing behind it so is extremely private. The current owners have installed a large deck with an awning providing shade on the hotter days. The lawn is level and well maintained with established flower and shrub borders. There is also a timber shed for storage. The current owners during their ownership over the last 14 years have meticulously maintained and upgraded the property, including replastering the walls and ceiling, replaced the central heating system and re-wired the property, full new floor coverings throughout and neutral decoration creating a bright and spacious environment, ensuring a move-in ready home with modern comforts.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



First Floor



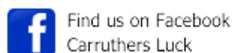
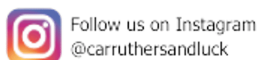
Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck

