



2 Geneva Road, Newhaven, BN9 9DP
£525,000

CarruthersandLuck
SalesandLettings



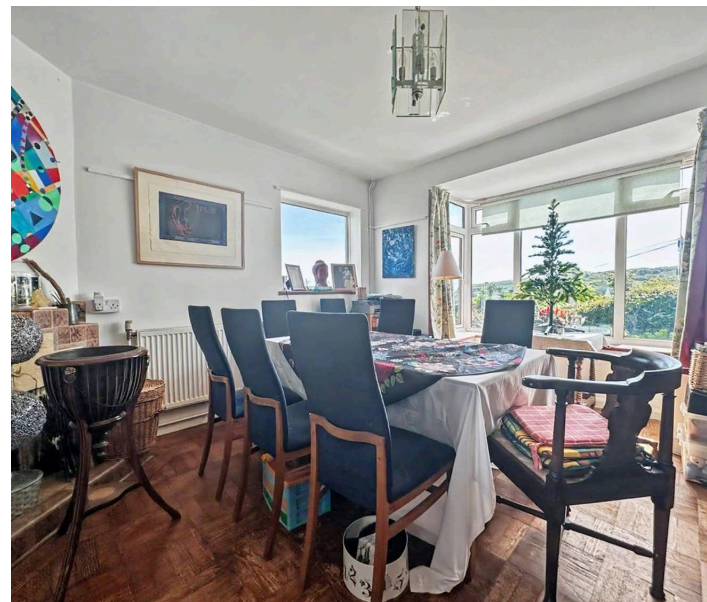
2 Geneva Road

Newhaven

Situated on a private road within easy walking distance of the seafront, local shops, bus routes, and the train station, this charming three bedroom detached house offers a rare combination of character, space, and enviable harbour views.

The property is thoughtfully arranged to maximise natural light throughout, with two bright, south-facing reception rooms featuring elegant bay windows that frame picturesque views across the harbour, creating an ideal setting for relaxing or entertaining. The spacious kitchen is well-appointed and offers ample worktop and storage space, complemented by a separate utility room for added convenience. Each of the three bedrooms is a genuine double, providing flexible accommodation for families or those needing space for a home office or guest room. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms.

The layout is both practical and versatile, and whilst it would benefit from some modernisation, the property offers a terrific amount of potential.



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The property is situated on a good size plot with established front and rear gardens. There is extra land to the side and rear, though the current owner is retaining this land.

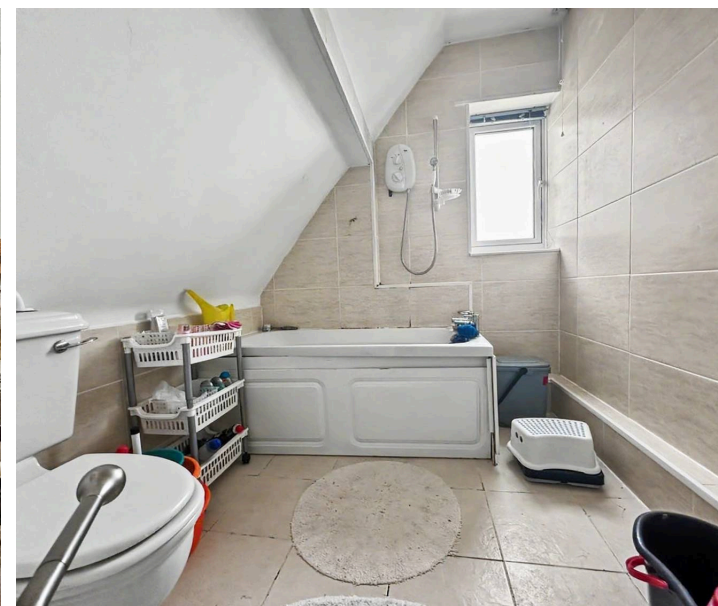
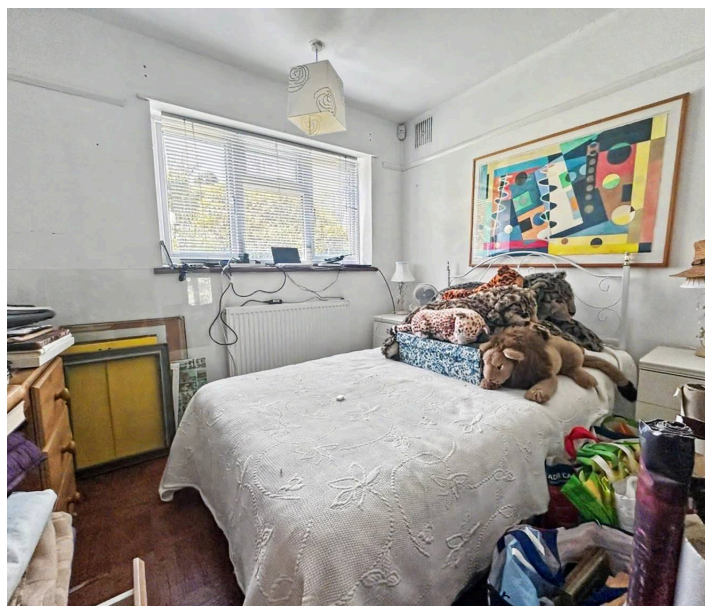
The house is located perfectly for walks through the harbour and to the seafront, and also into town and the train station.

Offered with no onward chain, this home represents a superb opportunity to acquire a distinctive residence in a sought-after location that balances peaceful surroundings with exceptional access to the heart of the town and its amenities.

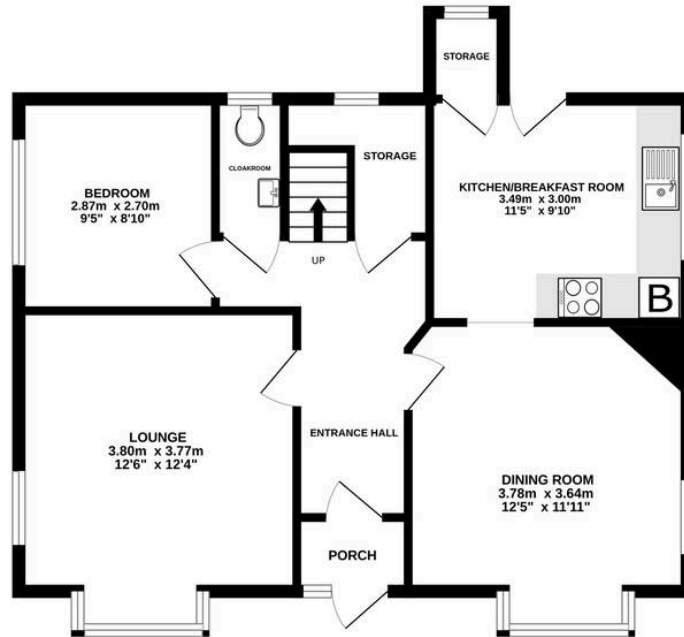
Council Tax band: E

Tenure: Freehold

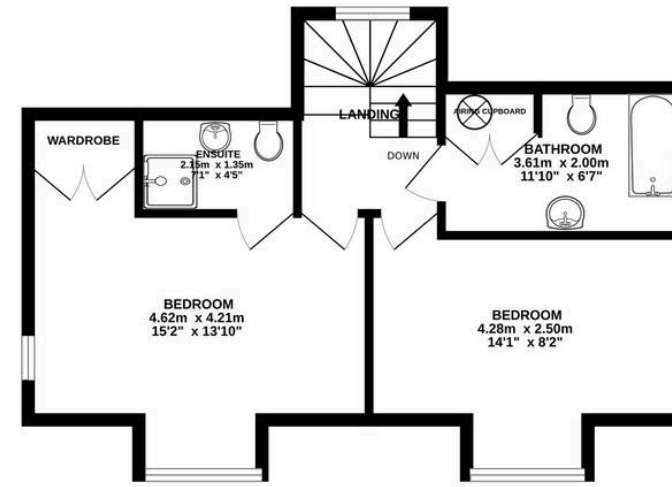
EPC Energy Efficiency Rating: TBC



GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.



1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.



2 GENEVA ROAD NEWHAVEN

TOTAL FLOOR AREA : 106.0 sq.m. (1141 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Carruthers and Luck Sales and Lettings

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