

Geneva Road, Newhaven, BN9 9DP

Price Guide £450,000

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GUIDE PRICE £450,000 - £500,000

Tucked away on a peaceful private road, this light-filled three double bedroom detached home enjoys wonderful views across Newhaven Harbour and offers a rare combination of privacy, space and convenience.

Having been cherished by the same family for over 20 years, the property has a warm, welcoming feel and is flooded with natural light throughout. Its elevated position creates an especially attractive outlook, with views across the harbour bringing a real sense of openness to the home.

The accommodation is generous and versatile, with a separate living room, dining room and kitchen providing distinct spaces for relaxing, entertaining and everyday family life. One of the three double bedrooms is positioned on the ground floor, alongside a WC, making it ideal for guests, older children, home working or anyone seeking more flexible living arrangements.

Upstairs are two further double bedrooms, including the principal bedroom with its own en-suite, together with the main family bathroom.

Despite its wonderfully tucked-away position, the house remains within easy reach of Newhaven Harbour, the town centre, shops and local amenities, giving the best of both worlds: a quiet setting without feeling disconnected.

Detached homes in such a private position are rarely available, and with three double bedrooms, harbour views, an abundance of natural light and no onward chain, this is a home with plenty to set it apart.

























**Lounge**
12'6" x 12'4" (3.81m x 3.76m)

**Dining Room**
12'5" x 11'11" (3.78m x 3.63m)

**Kitchen/Breakfast Room**
12'2" x 10'3" (3.71m x 3.12m)

**Bedroom**
9'5" x 8'10" (2.87m x 2.69m)

**Bedroom**
15'10" x 13'10" (4.83m x 4.22m)

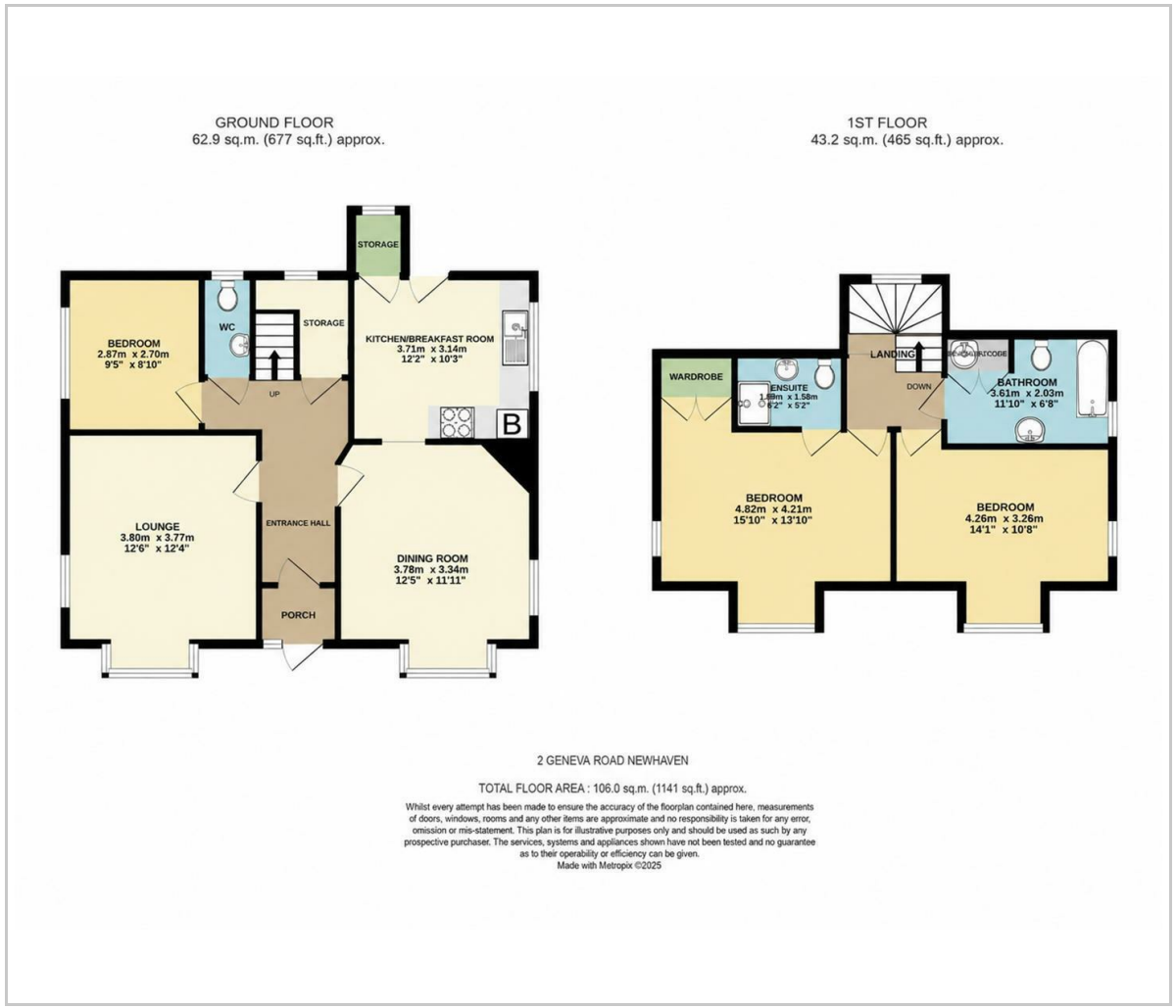
**Ensuite**
6'2" x 5'2" (1.88m x 1.57m)

**Bedroom**
14'1" x 10'8" (4.29m x 3.25m)

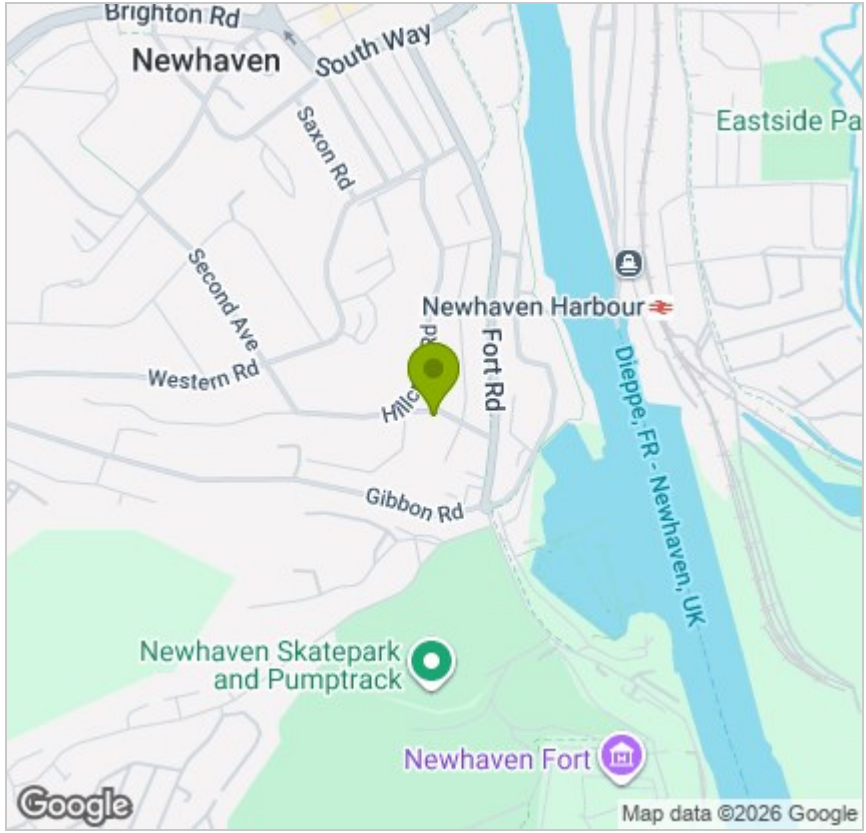
**Bathroom**
11'10" x 6'8" (3.61m x 2.03m)

**Council Tax Band E - £3,368.65 Per Annum**

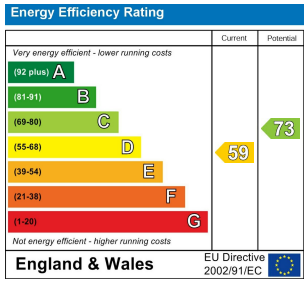
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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