



28 Beresford Road, Newhaven, BN9 0LY
£365,000

CarruthersandLuck
SalesandLettings



28 Beresford Road

Newhaven

Nestled on a favoured residential road in Newhaven, this beautifully presented three-bedroom terraced house offers a wonderful blend of character and modern living. The property enjoys a prime location with easy access to local shops, reputable schools, and regular bus services, making it ideal for families and commuters alike. The spacious accommodation is arranged over two floors and features a useful entrance porch with original features which leads to a good size hallway. Spanning the rear of the property is a generous 22-foot fitted kitchen and dining room, complete with a modern and recently fitted Kitchen, ample worktop space, and space for all appliances together with a walk in larder cupboard. The the other end there is plenty of space for a large table and chairs. This impressive room opens directly onto the rear garden, creating a seamless flow for entertaining or relaxed family meals.

The feature lounge is flooded with natural light from a bay window and offers stunning views across Newhaven towards Seaford and the sea, creating a perfect space to unwind.



CarruthersandLuck
SalesandLettings

28 Beresford Road

Newhaven

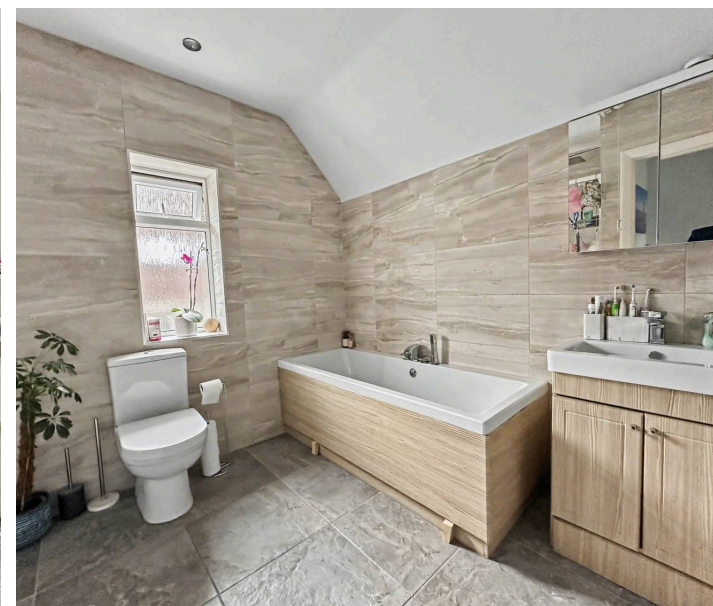
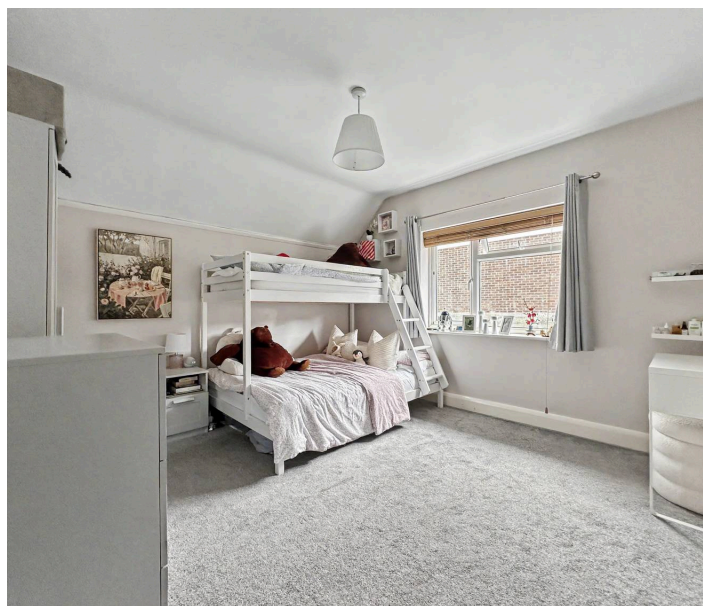
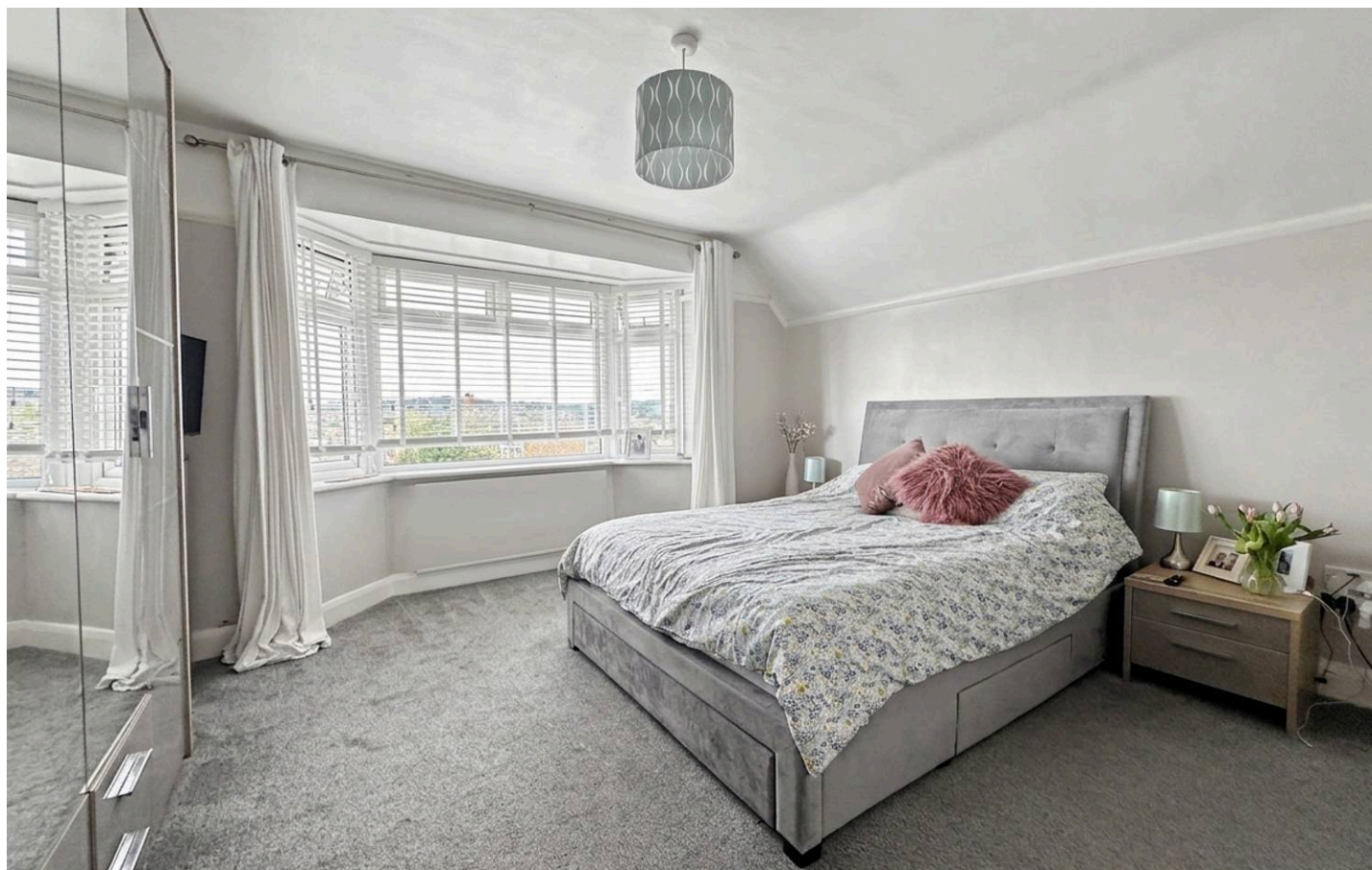
Upstairs, you will find three good-sized bedrooms, each thoughtfully decorated and with ample space for storage. The front bedrooms have some incredible views. The large, modern family bathroom is finished to a high standard with quality fittings and fixtures and benefits from both a bath and shower cubicle. The property also benefits from a sizeable loft, offering excellent scope for extension (subject to the necessary consents), providing the potential for additional living space or a home office. Every room is well presented throughout, reflecting the care and attention given by the current owners.

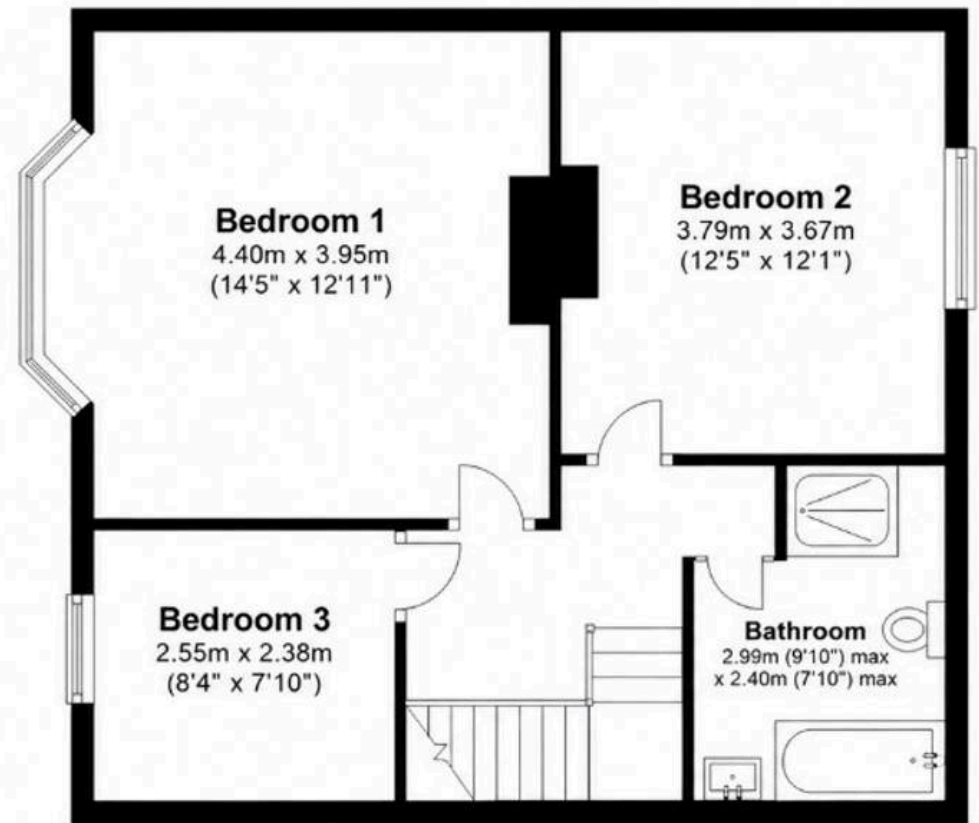
To the front, the property boasts a private driveway with parking for two cars, ensuring convenience for residents and visitors alike. The rear garden is a standout feature, beautifully maintained and thoughtfully designed for both relaxation and entertaining. A paved patio area provides space for garden furniture and the artificial lawn makes for easy maintenance. The garden enjoys a favourable orientation, capturing plenty of sunlight throughout the day.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Carruthers and Luck Sales and Lettings

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

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
@carruthersandluck



Find us on Facebook
Carruthers Luck

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



CarruthersandLuck
SalesandLettings