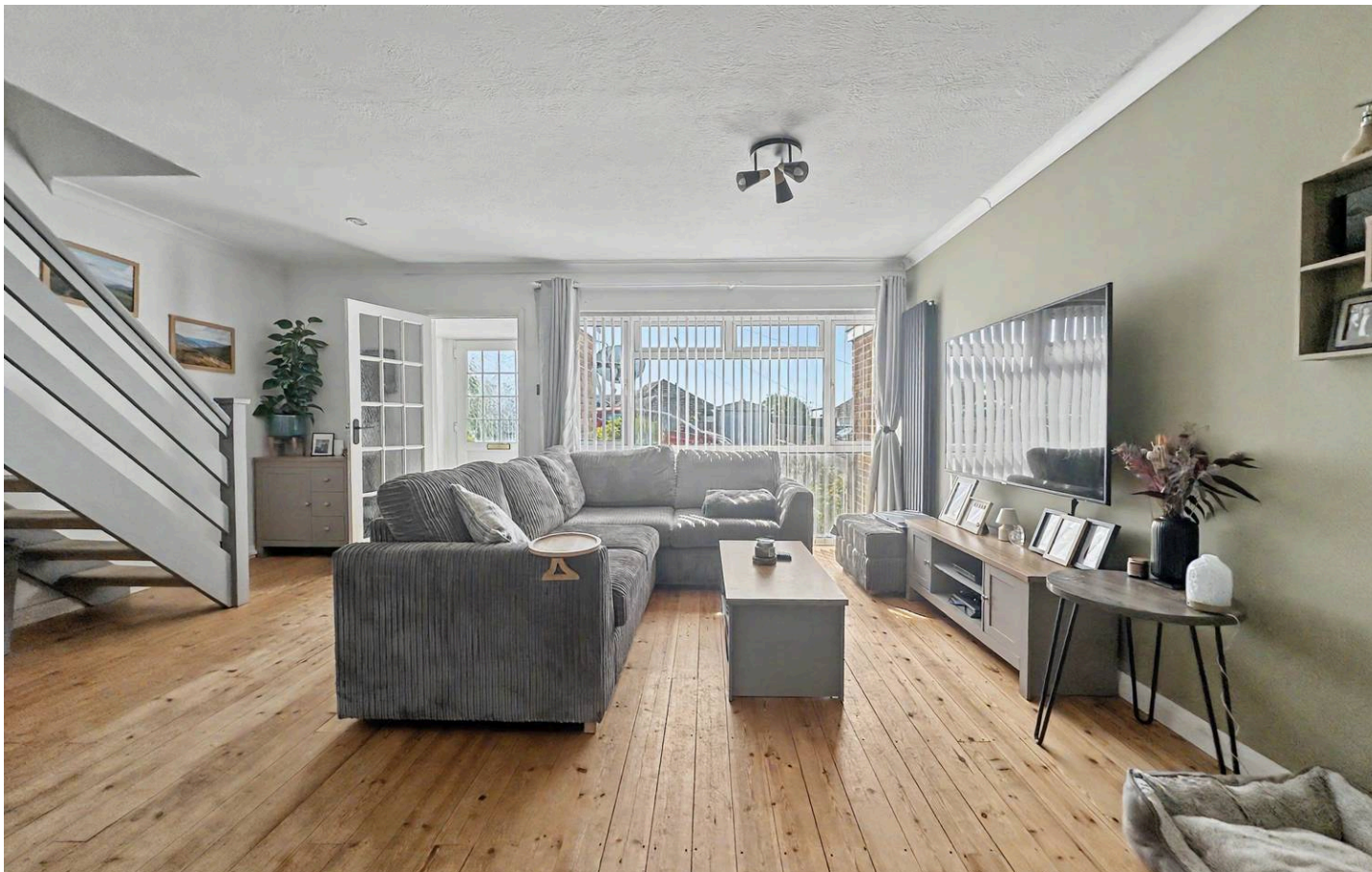




44 Kings Avenue, Newhaven, BN9 0NA
£320,000

Carruthers and Luck
Sales and Lettings



44 Kings Avenue

Newhaven

Situated in a highly sought after location with picturesque views towards the sea and the rolling downs, this very well presented three bedroom terraced house offers a superb blend of light-filled living space and versatile accommodation, perfect for families and professionals alike.

Upon entering, you are welcomed by a hallway with a useful cupboard with space for shoes and coats. A particular feature of the house is the bright and spacious dual aspect lounge and dining room, providing an ideal environment for both relaxing and entertaining, with ample space for a large dining table and comfortable seating. Sliding patio doors lead to a rear conservatory overlooking the garden. The fitted kitchen is thoughtfully designed, featuring modern cabinetry, generous work surfaces, and integrated appliances, all positioned to overlook the garden.

Upstairs, there are three well-proportioned bedrooms, each benefitting from natural light and some superb views towards the coast and the downs. The spacious bathroom has a bath with shower, wash basin and WC.



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Newhaven

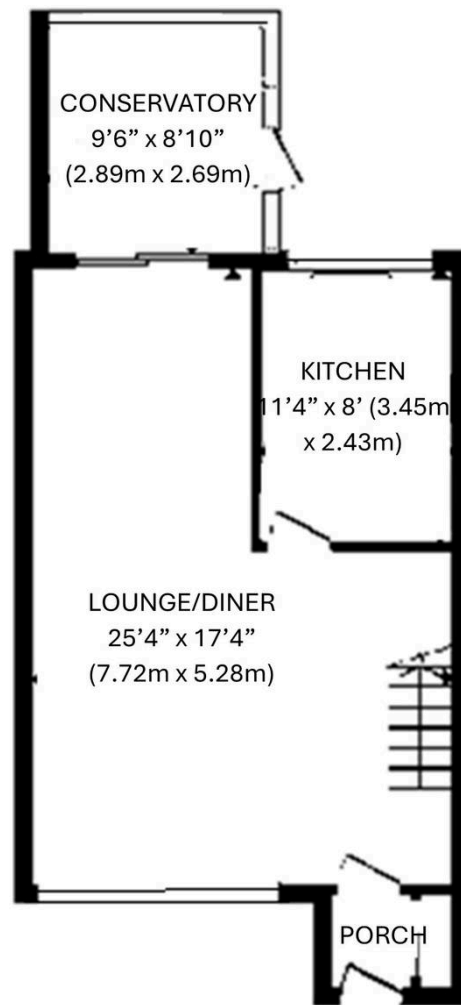
Throughout the home, neutral décor and quality flooring contribute to a welcoming and move-in ready feel. The property's location is truly exceptional, with a range of amenities close by including well-regarded schools, local shops, and regular bus services providing swift access to the town Centre and surrounding areas. The owners have recently created a driveway making parking easy. This combination of prime position, attractive interiors, and practical features makes this three bedroom home a compelling opportunity for those seeking a comfortable and stylish residence in a vibrant and well-connected community.

Council Tax band: C

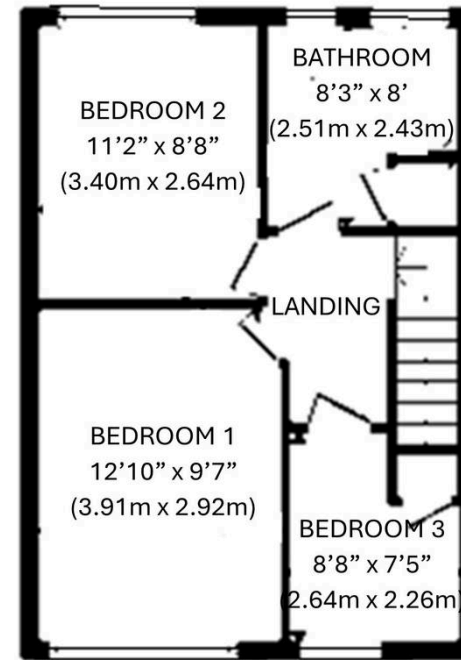
Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor



First Floor

Carruthers and Luck Sales and Lettings

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Directors: Paul Carruthers Stephen Luck



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