



11 ST. MARTINS CRESCENT, SOUTH HEIGHTON, BN9 0PH

£315,000

This well presented three bedroom end-of-terrace house is situated in Denton, positioned within 0.1 miles of the 12a bus route operating between Brighton and Eastbourne and within 0.3 miles of the A26.

Newhaven with its range of shops, leisure facilities, railway station, ferry port and picturesque marina is approximately one mile distant.

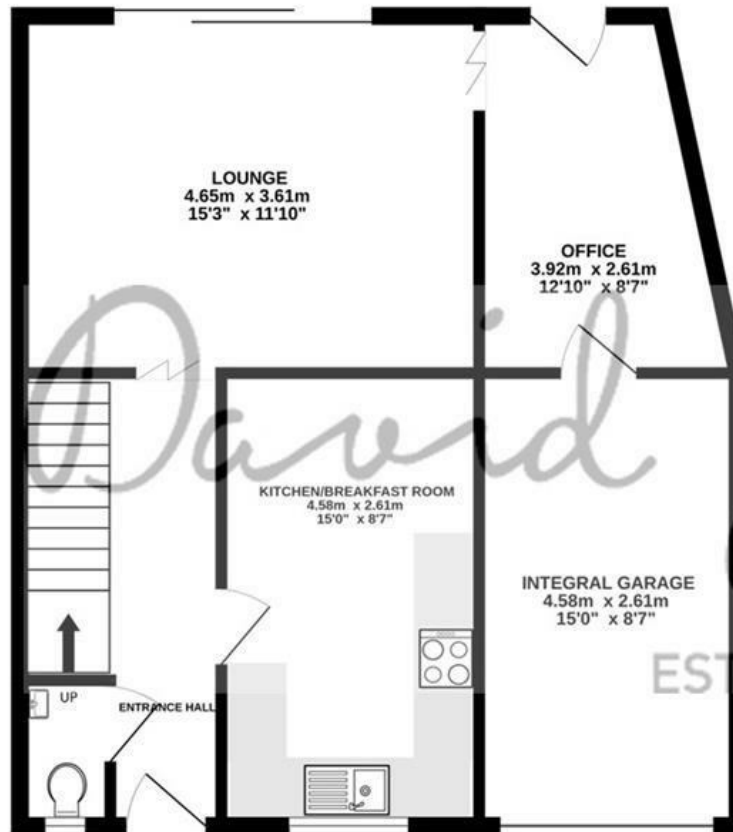
The ground floor consists of an entrance hall, sitting room, kitchen / breakfast room, cloakroom and office. The first floor comprises of three bedrooms and a modern bathroom.

There is off road parking for two vehicles and a larger than average garage, housing Worcester-Bosch boiler which remains in warranty. The enclosed rear garden is mainly laid to lawn with covered pergola and gated side access to front.

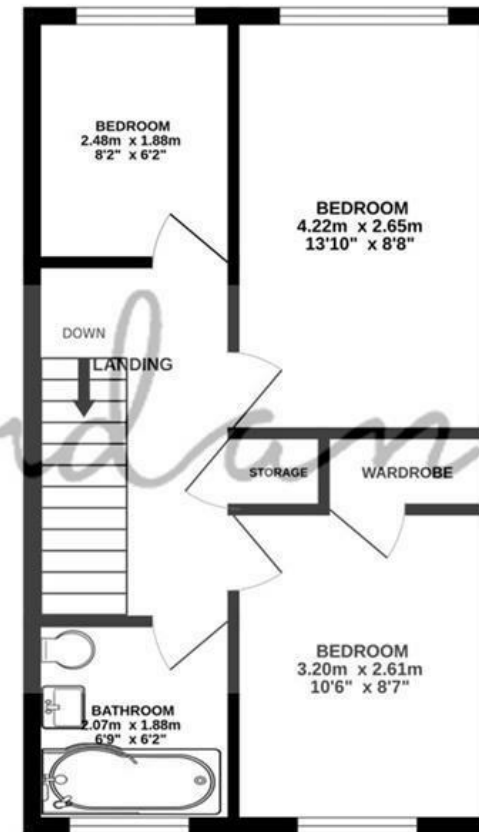
- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING FOR TWO VEHICLES AND GOOD SIZED GARAGE
- KITCHEN/BREAKFAST ROOM
- SITTING ROOM WITH DOUBLE GLAZED DOORS TO REAR GARDEN
- OFFICE
- BATHROOM AND CLOAKROOM
- DOUBLE GLAZED AND GAS FIRED WORCESTER-BOSCH BOILER STILL IN WARRANTY
- WITHIN APPROXIMATELY 200 YARDS OF THE 12A BUS ROUTE BETWEEN BRIGHTON AND EASTBOURNE
- NEWHAVEN WITH ITS RANGE OF SHOPS, LEISURE FACILITIES, RAILWAY STATION, FERRY PORT AND PICTURESQUE MARINA IS APPROXIMATELY ONE MILE DISTANT



GROUND FLOOR
58.0 sq.m. (624 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



11 ST MARTINS CRESCENT NEWHAVEN

TOTAL FLOOR AREA : 96.0 sq.m. (1034 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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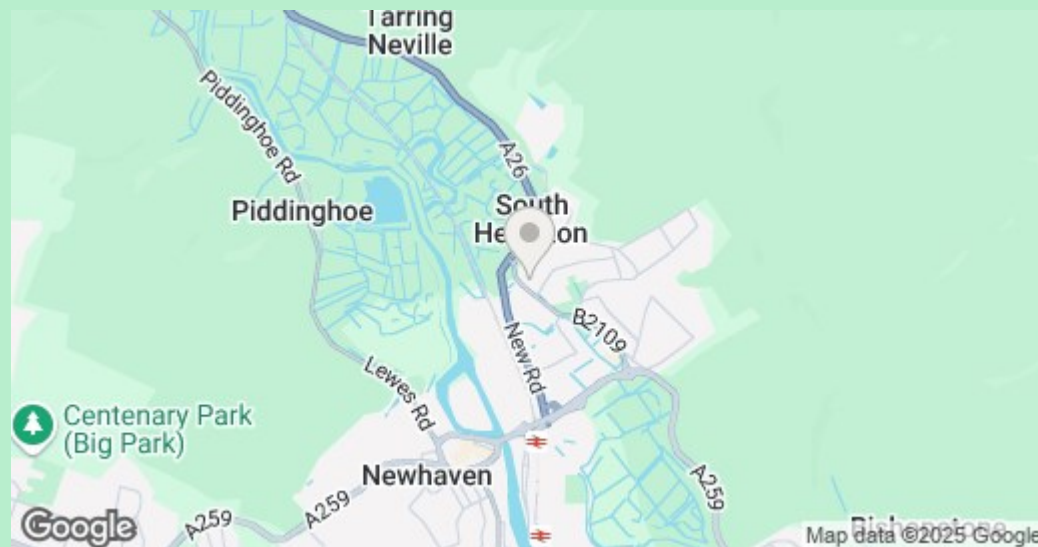
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004