24 Railway Road, Newhaven, BN9 0AS

ROWLAND GORRINGE

24 Railway Road
Newhaven
BN9 0AS

Offers In Excess Of £335,000

A well presented 4 bedroom detached house, boasting a garage, driveway and private easterly facing rear garden. Further benefits include direct access to the train station and local amenities. No onward chain.

This property boasts a vast living room with statement fireplace, bay window and sliding doors to the side. Further through you will find a light and bright kitchen/diner to the rear compromising great cupboard, wall units and worktop space with access into a brick base conservatory with views across the garden. On this floor you will also find 2 generous bedrooms, both providing great space for a double bed. Off of the entrance hall there is a shower room with w/c and wash basin.

To the first floor there is 2 bedrooms with one being the principal bedroom boasting integrated cupboard space and double glazed window to the south. The family bathroom has bath w/c and hand basin, this can be found off of the landing.

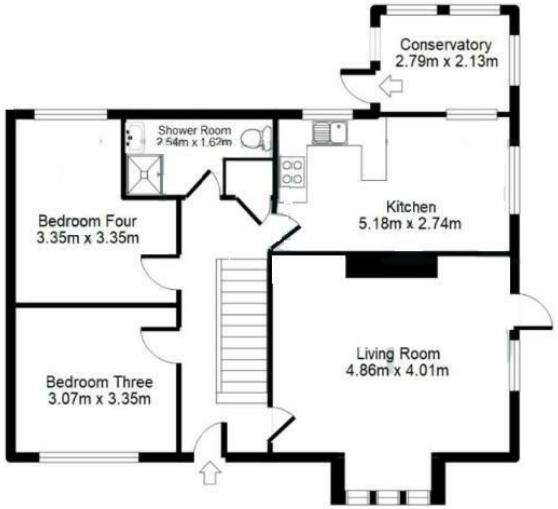
Located in the port town of Newhaven, Railway Road is in direct access to the train station and a few minutes away from the town centre with its range of shops, cafes with further facilities including Seahaven swimming pool, various bus and train links to Brighton, Lewes, Eastbourne and London Victoria, as well as ferry links to the French port of Dieppe.

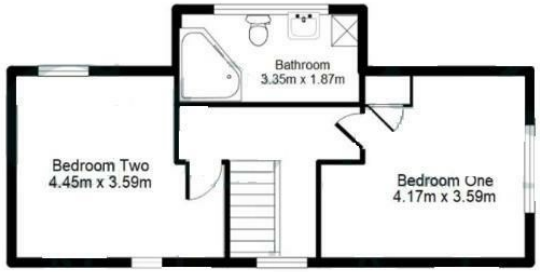
- Approximately 1227 sq ft
- Direct Access to Train Station
- Close Proximity to Ferry Port
- Detached House
- Garage
- No Onward Chain
- Close Proximity to Local Amenities
- 4 Bedrooms
- East Facing Rear Garden
- Kitchen Diner

Entrance Hall	
Kitchen	5.18 x 2.74 (16'11" x 8'11")
Living Room	4.86 x 4.01 (15'11" x 13'1")
Bedroom Three	3.07 x 3.35 (10'0" x 10'11")
Bedroom Four	3.35 x 3.35 (10'11" x 10'11")
Shower Room	
Conservatory	2.79 x 2.13 (9'1" x 6'11")
Landing	
Bedroom One	4.17 x 3.59 (13'8" x 11'9")
Bedroom Two	4.45 x 3.59 (14'7" x 11'9")
Bathroom	3.35 x 1.87 (10'11" x 6'1")

EPC: D

Council Tax Band: D





Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

ROWLAND GORRINGE