



Third Avenue, Newhaven BN9 9JA

welcome to

Third Avenue, Newhaven

Spacious 4-bedroom, 3-bathroom detached home on Third Avenue, Newhaven. Featuring three reception rooms, a modernised driveway with off-road parking, and a private garden. Close to schools, shops, seafront and transport links.



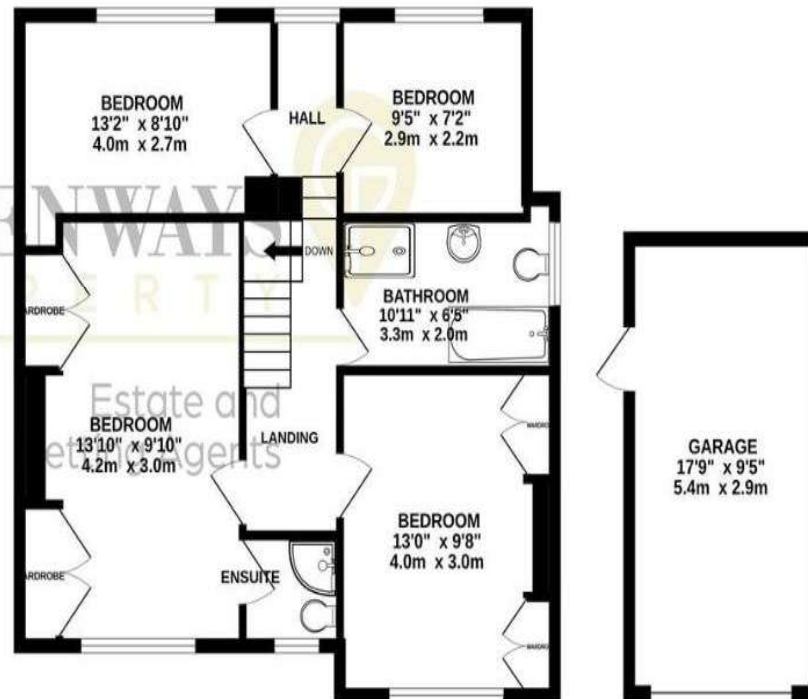


GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.

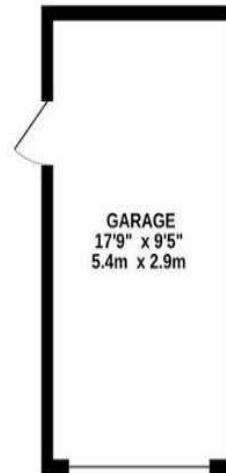
TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

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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1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



GARAGE
167 sq.ft. (15.5 sq.m.) approx.

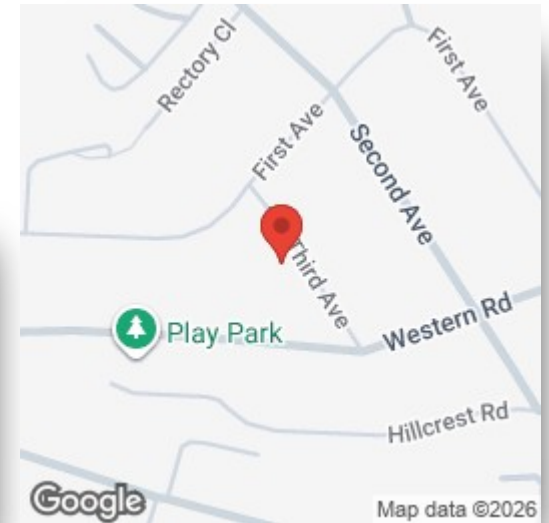
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- DETACHED HOUSE
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES
- DRIVEWAY

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£485,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA108886



Property Ref:
SEA108886 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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