



**Clangers Wilmington Road, Newhaven, BN9 9TS**  
**£435,000**

**CarruthersandLuck**  
SalesandLettings



## Clangers Wilmington Road

Newhaven

The property is named "Clangers" and presents a superb opportunity to acquire a spacious and well presented 4/5 bedroom semi detached house, ideally situated in a desirable semi rural location, offering a blend of peaceful surroundings and convenient access to the A259 Brighton Road via Upper Valley Road, the nearby A259 Brighton Road provides regular bus services and other amenities.

The property is thoughtfully arranged to maximise natural light, with a south facing lounge that creates a bright and inviting space for relaxation or entertaining guests. Adjacent to the lounge, a versatile study/second reception room, also south facing, offers the flexibility to serve as an additional bedroom, home office, or playroom, depending on your needs. The heart of the home is the generous kitchen/dining room, which enjoys a pleasant outlook over the rear garden and provides ample space for family meals or hosting friends. The kitchen is well equipped with a range cooker and plentiful storage, ensuring functionality and ease of use. A practical cloakroom/wc is conveniently located on the ground floor for guests and daily use.



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Upstairs, the property boasts four well proportioned double bedrooms, one of which features a walk through dressing room, offering excellent storage and a touch of luxury. The spacious shower room/wc has been finished to a high standard, with contemporary fixtures and fittings that provide comfort and style. Throughout the home, thoughtful details such as quality flooring, neutral décor, and large windows enhance the sense of space and light.

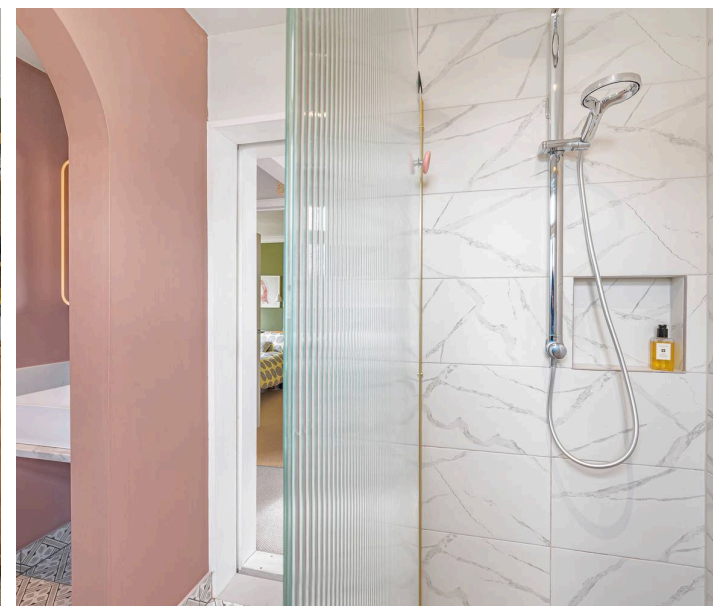
The rear garden is a great size and has been well developed by the current owners over the years, there are several seating and planted areas with a large summer house and large workshop/shed. This is a garden to either kick back and relax or loose time pottering around. The front garden is low maintenance and provides parking for several vehicles.

This property combines the charm of its semi rural setting on an unmade road with the practicality of modern living, making it a must see for buyers looking for a versatile and comfortable family home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



# Clangers, Wilmington Road, BN9 9TS

Approximate Gross Internal Floor Area = 134.07 sq m / 1443 sq ft

Outbuildings = 29.72 sq m / 320 sq ft

Total Area = 163.79 sq m / 1763 sq ft

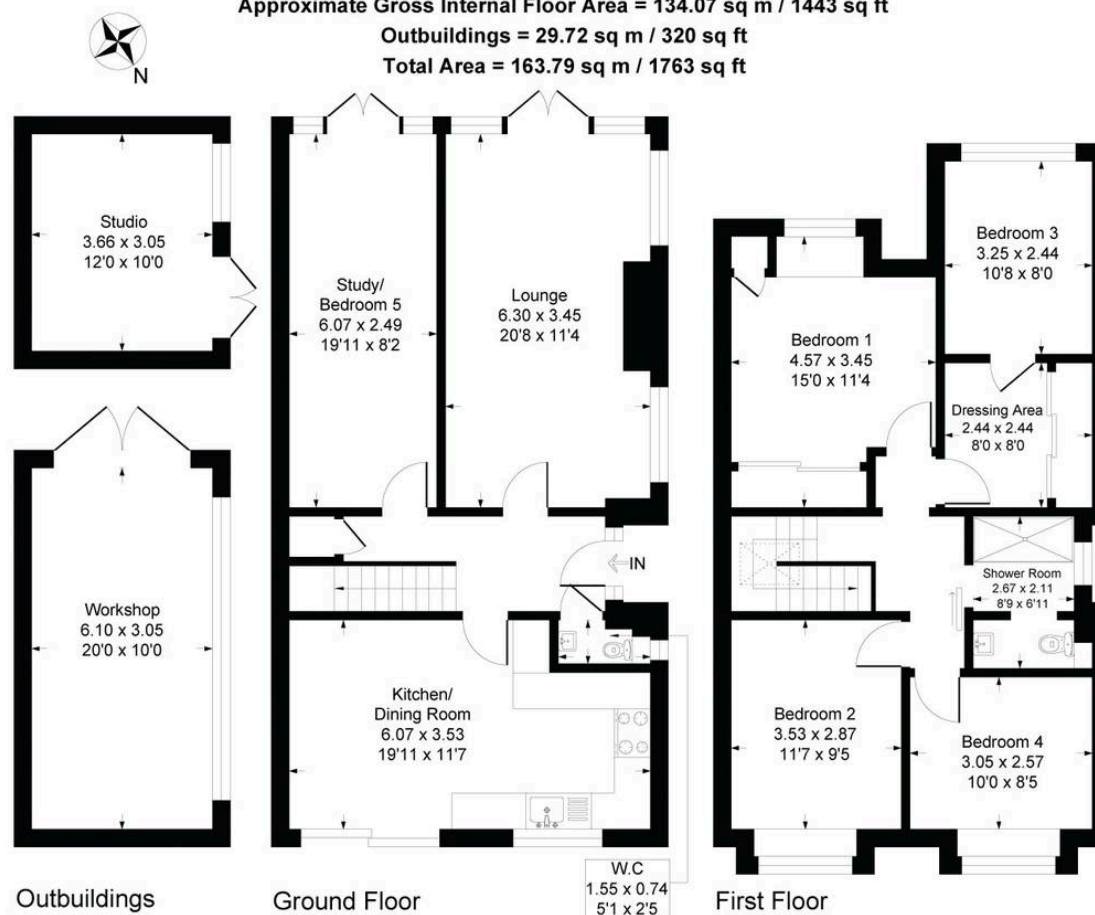


Illustration for identification purposes only, measurements are approximate, not to scale


## Carruthers and Luck Sales and Lettings


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