



ASKING PRICE

**£310,000**

**Metcalfe Avenue**

Newhaven, BN9 9XP

## PROPERTY SUMMARY

Situated in this wonderful elevated position, this stunning semi-detached bungalow offers a delightful blend of comfort and modern living. The property is presented in excellent order throughout, making it an ideal choice for those seeking a home that is ready to move into.

Boasting two spacious double bedrooms, this bungalow provides ample space for relaxation and rest. The large living room is a standout feature, offering open views that create a bright and airy atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary kitchen and bathroom have been thoughtfully designed, ensuring both style and functionality for everyday living.

Outside, the good-sized garden is a true gem, providing a serene outdoor space to unwind and enjoy the fresh air. With open views and backing onto open land, it offers a sense of privacy and tranquillity that is hard to find. Additionally, the property includes a garage, providing convenient storage or parking options.

This bungalow is not just a home; it is a wonderful opportunity to embrace a peaceful lifestyle in a desirable location. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely home your own.

2



1



1





## LOCAL AUTHORITY



**TENURE**  
**Freehold**

**COUNCIL TAX BAND**  
**C**

**VIEWINGS**  
**By prior appointment only**



Approximate total area<sup>(1)</sup>  
917 ft<sup>2</sup>  
85.1 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

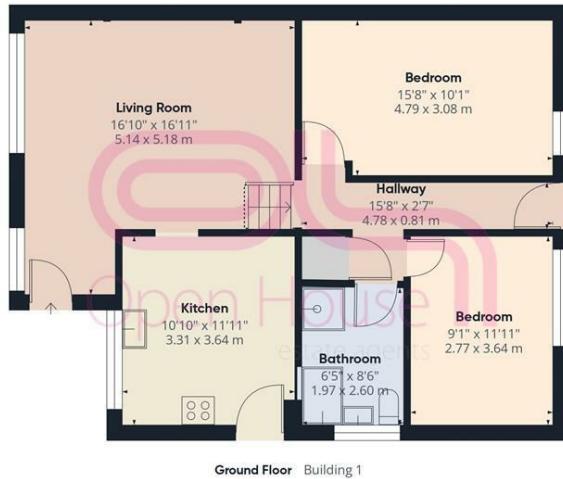
Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Energy Efficiency Rating                                 |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not energy efficient - higher running costs              |   | EU Directive 2002/91/EC |           |
| England & Wales  |   |                         |           |

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor Building 1



Ground Floor Building 2