

Lewis Close, Newhaven, BN9 0RY

Asking Price £289,950

Council Tax Band: B





Here is your chance to purchase a home which offers a harmonious balance of modern convenience and period charm. Having been painstakingly restored the property offers a a wealth of period detail and charm. Located in a no through road within the popular area of Denton, you will find this home to be connected.

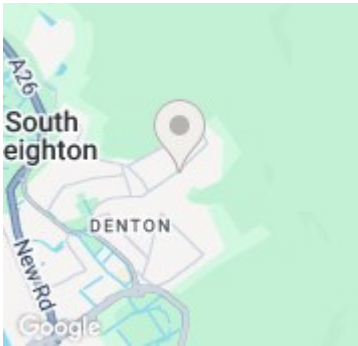
First impressions are so important and on approach you will not disappointed. To the front you will find a block paved drive offering off road parking, very practical in a cul de sac. Adjacent is a stunning raised border which offers an abundance of mature planting. A small step then leads to the front door which in turn opens into a generous entrance hall. The through lounge/dining room runs front to back and enjoys a sunny aspect. Here you will find period detail in abundance and plenty of room for your soft furnishing too. Close by is the modern yet classic kitchen which offers a wealth of storage, worksurfaces and appliance space too. A door from here leads to the rear garden.

First floor accommodation consists of two double bedrooms. Bedroom one features built in wardrobes, stripped wooden floor boards and a south facing window which draws in a tremendous amount of light. Bedroom two boasts a period fireplace and a window overlooking the delightful rear garden. Completing the interior of this quite superb home is the family bathroom which offers a roll top bath alongside a separate shower cubicle.

Completing this stunning home is the beautiful rear garden which is a tranquil space. Offering seating areas to capture the sun throughout the day and an area of lawn with a well stocked flower bed border. This home is a real find and certainly worth viewing.



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 51                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |