

**3 Bed  
House - Semi-Detached  
located in Tide Mills View**





## 5 Tide Mills View

### Newhaven

### BN9 0EP



Guide Price £375,000 - £400,000. Nestled in the charming area of Tide Mills View, Denton, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a contemporary design that is both stylish and functional, making it an ideal home for families or professionals alike.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features three well-proportioned bedrooms, each offering ample space and natural light, ensuring a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of a busy household.

The property also benefits from parking, adding to the convenience of living in this desirable location. Tide Mills View is known for its friendly community and proximity to local amenities, making it an excellent choice for those seeking a balanced lifestyle.

With its modern features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to settle in Denton. Don't miss the chance to make this lovely property your new home. An early viewing is highly recommended.

Seaford Properties estate agents are delighted to offer for sale this modern family home, which is located in a convenient location. Tide Mills comprises of fourteen beautifully appointed architect design homes, situated close to Tide Mills Nature Reserve and Seaford Bay.

A part-glazed front door opens into the entrance hall, which features wood flooring and useful storage cupboards. A glazed door leads through to the lounge/diner, a stunning space that continues the wood flooring. A window overlooks the side of the property, while patio doors provide direct access to the rear garden. An opening leads into the well-appointed kitchen, fitted with a range of wall and base units incorporating ample cupboards and drawers. Integrated appliances include a sink unit set into the work surface, fridge, freezer, double oven, four-ring gas hob with extractor hood above, and a dishwasher. The kitchen is finished with tiled flooring and a window overlooking the front. Completing the ground floor is a downstairs cloakroom fitted with a low-level WC and wash hand basin.

The first-floor landing provides loft access, and doors leading to the remainder of the accommodation. The master bedroom is a generous double, with fitted wardrobes, overlooking the rear and benefits from a generous en-suite shower room. Bedroom two is also a double, with fitted wardrobes, and overlooks the front, while bedroom three is a good-sized single overlooking the rear. A family bathroom completes the interior, fitted with a panelled bath with shower over, low-level WC, and wash hand basin.

Outside, the rear garden features a stone paved area leading up onto further garden area to the side. The garden is enclosed by fencing and benefits from side access. To the side of the property there is off-road parking and access to the rear garden.

Tide Mills is situated on the outskirts of Newhaven and is within easy walking distance of the coast via a footpath or cycle path. A local shopping parade is nearby, and bus routes to Eastbourne and Brighton are just a short walk away. Please note there is a £250 annual maintenance charge. Council tax Band C.











**5 Tide Mills View, Newhaven, BN9 0EP**





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Approximate Gross Internal Floor Area = 85.04 sq m / 915 sq ft

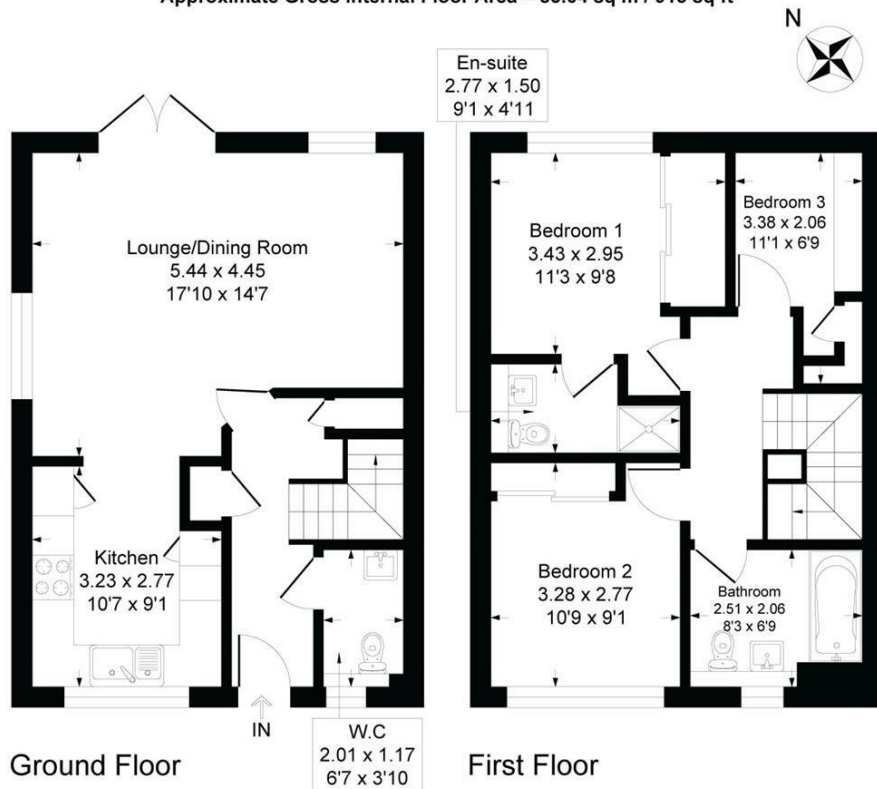


Illustration for identification purposes only, measurements are approximate, not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Version 1

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