



**Wellington Road, Newhaven BN9 0RJ**

fox & sons

**welcome to**

**Wellington Road, Newhaven**

CHAIN FREE & THREE/FOUR BEDROOM CHALET DETACHED BUNGALOW with TWO/THREE reception rooms, family bathroom and utility room!





## Entrance Hall

### Lounge

14' 8" x 14' ( 4.47m x 4.27m )

### Dining Room

12' 1" x 8' 11" ( 3.68m x 2.72m )

### Kitchen

17' 2" x 8' 11" ( 5.23m x 2.72m )

### Conservatory

10' 8" x 9' 9" ( 3.25m x 2.97m )

### Utility Room

5' 6" x 4' 9" ( 1.68m x 1.45m )

### Bedroom One

12' 10" x 12' 9" ( 3.91m x 3.89m )

### Bedroom Two

13' 11" x 10' 8" ( 4.24m x 3.25m )

### Bedroom Three

10' 4" x 8' 6" ( 3.15m x 2.59m )

### Garden

Total floor area 117.1 m<sup>2</sup> (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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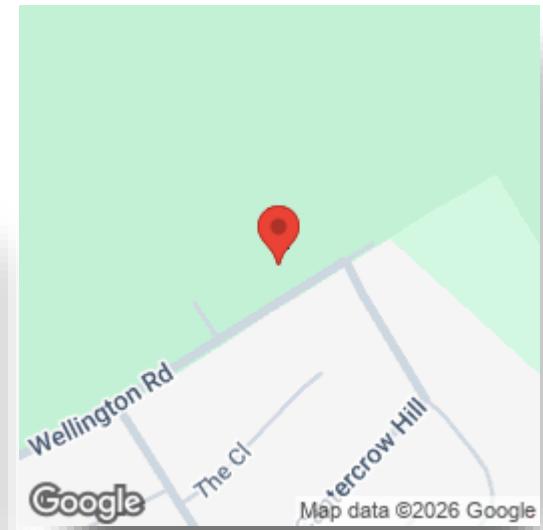
## Wellington Road, Newhaven

- CHAIN FREE
- THREE/FOUR BEDROOM CHALET DETACHED BUNGALOW
- TWO/THREE RECEPTION ROOMS
- UTILITY ROOM
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£380,000**



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Property Ref:  
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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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