



13 Metcalfe Avenue, Newhaven, BN9 9XP
£325,000

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13 Metcalfe Avenue

Newhaven

Situated in a popular no through road, this spacious three-bedroom semi-detached split-level bungalow offers a fantastic opportunity for families and downsizers alike, with the added benefit of no onward chain. The property is ideally positioned for convenient access to excellent public transport links, ensuring easy commutes to nearby town and city centres. Upon entering, you are welcomed into a thoughtfully arranged interior that maximises both space and natural light. The heart of the home is a generous kitchen and dining room, complete with a range of built-in appliances, ample countertop space, and plenty of storage options, making it perfect for both every-day living and entertaining guests. Steps lead down to a comfortable lounge area, which is ideal for relaxing.



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The three bedrooms are all well-proportioned, providing flexible accommodation that could serve as guest rooms, children's bedrooms, or a dedicated study. The shower room features a contemporary white suite, including a walk-in shower, basin, and WC, offering a fresh and stylish space to start your day. A good-sized utility room provides additional practicality, with space for laundry appliances and extra storage, helping to keep the main living areas clutter-free.

The property's split-level design enhances the sense of space throughout, while thoughtful touches such as quality flooring and neutral décor create a welcoming and move-in ready environment. With off-road parking included, this bungalow combines comfort, convenience, and flexibility, making it an ideal choice for those seeking a well-maintained home. Early viewing is highly recommended to fully appreciate the size, layout, and potential this delightful property has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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