# 77 The Fairway, BN9 9XX

**Approximate Gross Internal Floor Area = 129.57 sq m / 1395 sq ft**

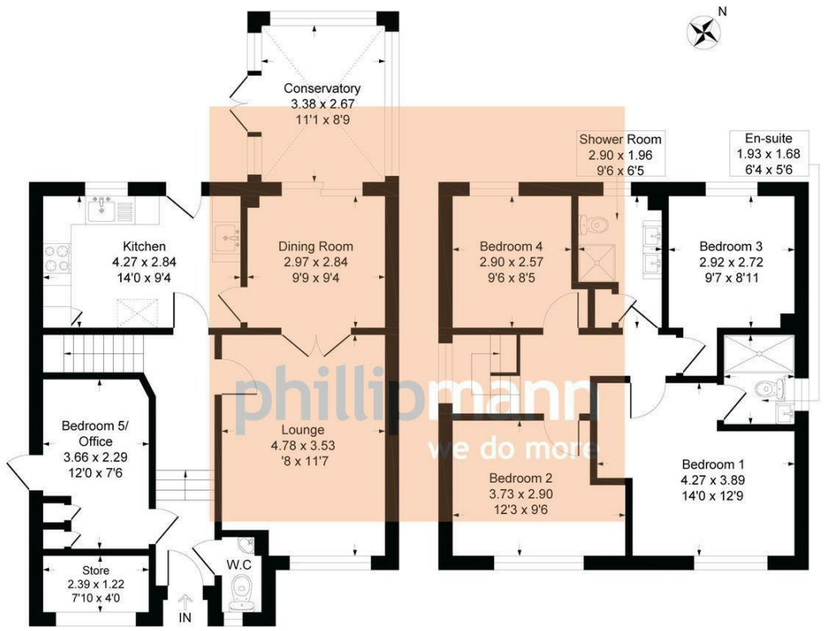



Illustration for identification purposes only, measurements are approximate, not to scale

## localknowledge...

Situated in the popular Augustfields development, this property enjoys a convenient position close to beautiful Downland walks, local schools and regular bus routes to Brighton and Eastbourne. Newhaven town centre is also within easy walking distance, while Newhaven train station is approximately 1.4 miles away, providing links to Lewes, Brighton and London Victoria.




## moreinfo...


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# 4 BED

# A Stunning Detached House Which Backs Onto Farmland

## 77, The Fairway, Newhaven, BN9 9XX







**Price £449,950**

Freehold

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## inbrief...

A modern detached house on the popular Augustfields estate. The property has a lounge, kitchen/diner, conservatory, cloakroom, five bedrooms with ensuite to the primary and a family bathroom. Other benefits include gas fired central heating, double glazed windows, well presented rear garden with Countryside views and off road parking.

| | |
|---|---|
| Style: | Detached House |
| Bedrooms: | Five |
| Reception rooms: | Two |
| Area: | 1395.00 Sq Ft / 129.59 M Sq |
| Outside: | Landscaped Rear Garden |
| Parking: | Off Road Parking |
| Energy rating: | C |
| Council Tax Band: | E |







## Bear in mind...

This impressive home has been finished to a high standard throughout, with quality fixtures and fittings complementing the stylish accommodation. An internal viewing is highly recommended to fully appreciate the quality, presentation and attention to detail this property has to offer.



## moredetail...

We are delighted to offer for sale this stunning detached house, which has been much improved by the current owners. The property backs directly onto farmland and enjoys lovely countryside views. Internal viewings come highly recommended to appreciate the quality and spacious accommodation on offer.

The property is accessed via a part-glazed entrance door leading into the entrance hall, which has tiled flooring, access to a cloakroom and doors to the main accommodation.

The south-facing lounge is a delightful room with tiled flooring and a window overlooking the front. An opening leads into the separate dining room, which has laminate flooring and patio doors leading to a good-sized conservatory overlooking the rear garden.

The kitchen has been refitted with a range of white-fronted wall and base units incorporating cupboards and drawers. A sink unit is set into the worksurfaces, along with a double oven and four-ring gas hob. There is ample appliance space and a window overlooks the rear garden.

The ground floor is completed by a bedroom/study with ample wardrobe space and a door providing access to the side of the property.

Moving upstairs, the first-floor landing has loft access and doors to the remaining accommodation. The master bedroom is a good-sized double room with space for wardrobes and a window overlooking the front. A door leads to the refitted en-suite bathroom, fitted with a bath, WC and wash hand basin.

Bedroom two is another good-sized double room with space for wardrobes and a window overlooking the front. Bedrooms three and four are both well-proportioned rooms overlooking the rear and enjoying lovely views across the surrounding farmland.

Completing the internal accommodation is a family shower room, fitted with a shower cubicle, WC, twin wash hand basins and a built-in storage cupboard.

Outside, the landscaped rear garden has been thoughtfully arranged with a low-level patio, steps leading to an area of lawn & further patio area.

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## What the owner says...

We will really miss living here, especially the peace and quiet. We have loved our time in the property and will particularly miss the lovely walks through the nearby farmland.





