

Maple Leaf Close, Newhaven, BN9 9YA  
Asking Price £330,000



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**Council Tax Band: D**

Welcome to this substantial detached family house located in the highly sought-after August Fields Development in Newhaven. This impressive property boasts four generously sized bedrooms, making it an ideal home for families seeking space and comfort.

The accommodation is separated on to two levels with two double bedrooms and a shower room located at ground level.

You then rise to the first floor where you have two further bedrooms and a spacious living and dining room which is perfect for entertaining guests or enjoying family time. The modern kitchen and breakfast room provide a delightful space for culinary creations, while the adjoining conservatory offers a lovely spot to relax and enjoy views of the garden. Finishing off the first floor is a modern family bathroom

The lawned rear garden is a wonderful outdoor space, ideal for children to play or for hosting summer gatherings.

With ample off-street parking, this home provides both convenience and peace of mind. Additionally, the property is offered with no onward chain, making it an attractive option for those looking to move swiftly.

This delightful family home in Maple Leaf Close is not to be missed. It combines modern living with a welcoming atmosphere, all within a desirable location. We invite you to arrange a viewing and experience the charm of this property for yourself.

## Entrance Hallway

## Bedroom Two

14'9" x 7'11" (4.52 x 2.43)

## Bedroom Three

15'1" x 8'10" (4.61 x 2.71)

## Shower Room

6'7" x 5'3" (2.01 x 1.62)

## Stairs to First Floor

## Bedroom One

11'10" x 11'7" (3.62 x 3.54)

## Bedroom Four

9'8" x 8'11" (2.95 x 2.72)

## Family Bathroom

6'10" x 5'5" (2.09 x 1.66)

## Lounge/Dining Room

19'3" x 11'10" (5.87 x 3.63)

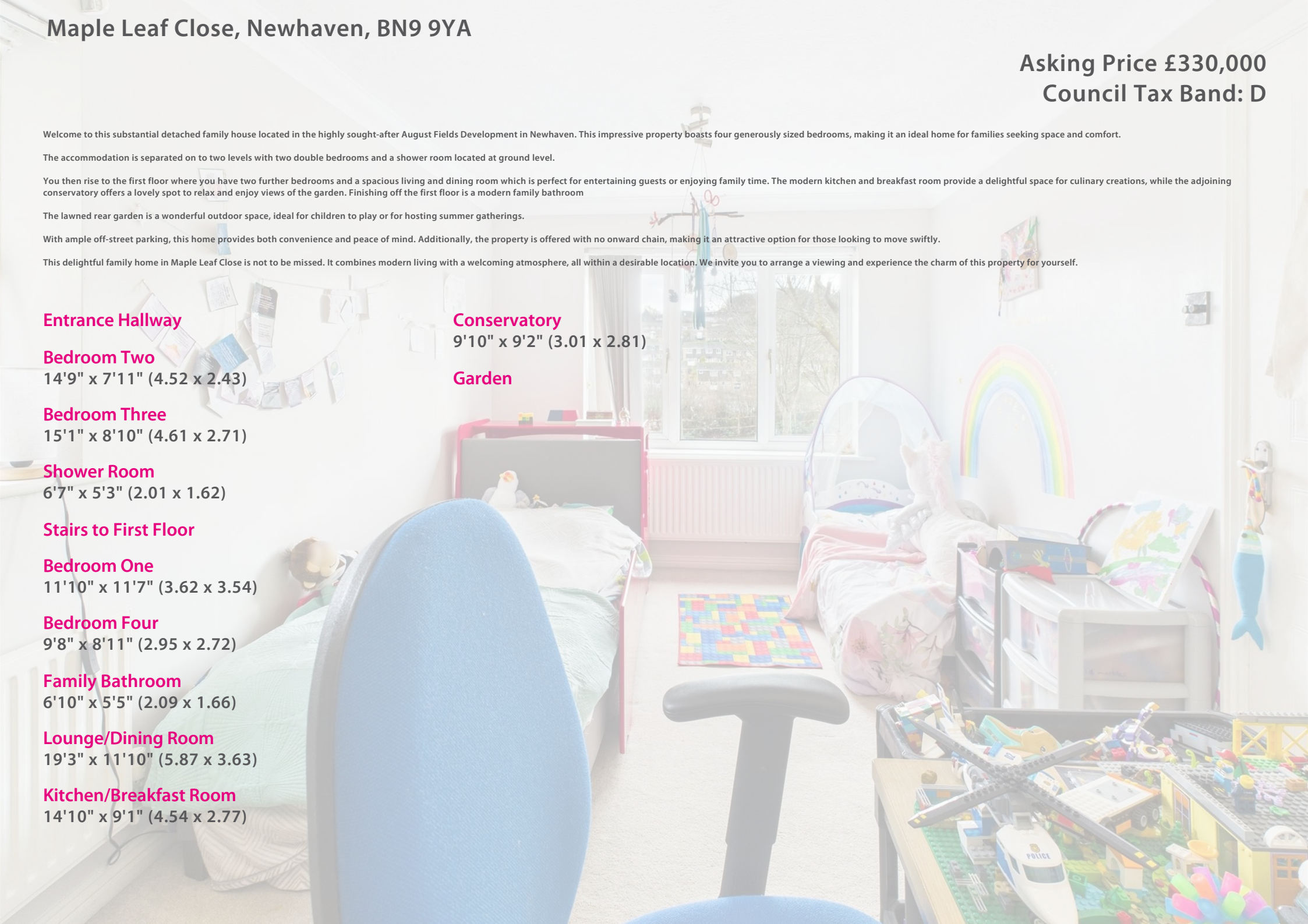
## Kitchen/Breakfast Room

14'10" x 9'1" (4.54 x 2.77)

## Conservatory

9'10" x 9'2" (3.01 x 2.81)

## Garden





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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1130 ft<sup>2</sup>  
105 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</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 |         |                         |
|                                             | 72      | 84                      |
| England & Wales                             |         | EU Directive 2002/91/EC |