



6 Badgers Close, Newhaven, BN9 9DE

ROWLAND
GORRINGE

6 Badgers Close Newhaven BN9 9DE

£300,000

This well presented house is located within a private close and has commanding views from the rear towards the sea/harbour. Entering the house you notice how bright the property is from its southern orientation. The kitchen sits to the front of the property with onto the front garden and the close. The living/dining stretches across the rear of the property with door into; the brick based conservatory which has French doors onto the garden. A downstairs cloakroom/wc completes the ground floor accommodation. The first floor consists of all 3 bedrooms with with 1 and 2 having fitted wardrobes. Bedrooms 2 as well as 3 enjoy views towards the sea, Seaford Head and the harbour. The family bathroom is also on this floor.

Outside the rear garden faces south, is low maintenance with patio area, paths raised bed, flower borders, secure side access, rear door into the garage - which has power and lighting. To the front is a block brick drive for one vehicle and a tiered low maintenance garden.

Badgers Close is a private close set off Hillcrest Road. The property lies next to a communal green and visitors parking – affording the property a more open aspect than most of the close. Ideally situated to access both the town centre and the esplanade. The town centre has a range of shops, cafes with further facilities including Seahaven swimming pool, various bus and train links to Brighton, Lewes, Eastbourne and London Victoria, as well as ferry links to the French port of Dieppe. Newhaven Harbour has a variety of popular shops and restaurants.



- Approximately 911sq ft
- Sea & Harbour Views
- Conservatory
- Garage & Driveway
- Semi Detached House
- 3 Bedrooms
- Private Close
- No Onward Chain



Entrance Hall

Cloakroom/WC

Kitchen 3.30m x 2.57m (10'10" x 8'5")

Living/Dining Room 4.67m x 4.37m (15'4" x 14'4")

Conservatory 3.78m x 2.74m (12'5" x 9")

Landing

Bedroom One 3.84m x 2.59m (12'7" x 8'6")

Bedroom Two 3.84m x 2.59m (12'7" x 8'6")

Bedroom Three 2.44m x 1.98m (8" x 6'6")

Shower Room/WC 1.93m x 1.91m (6'4" x 6'3")

Garage 4.95m x 2.79m (16'3" x 9'2")

Drive/Hardstanding

Rear Garden

EPC: C

Council Tax Band: C





6 Badgers Close, BN9 9DE
 Approximate Gross Internal Floor Area = 84.66 sq m / 911 sq ft
 Garage Area = 13.83 sq m / 149 sq ft
 Total Area = 98.49 sq m / 1060 sq ft

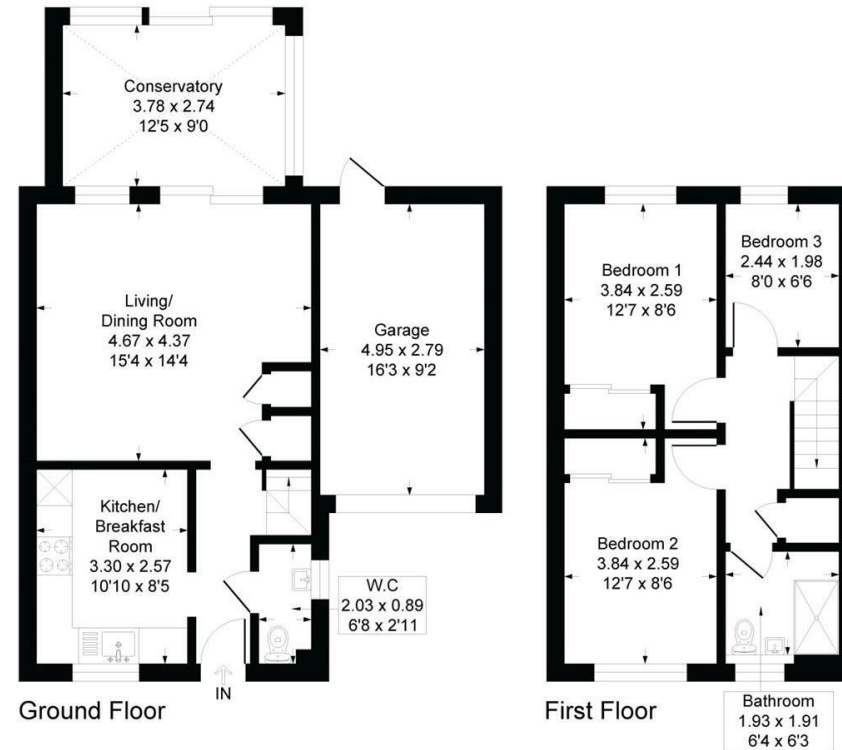


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
 www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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