



6 ST. LEONARDS CLOSE, NEWHAVEN, EAST SUSSEX, BN9 0RW

£270,000

This two-bedroom mid-terraced house presents an opportunity to purchase a versatile property, featuring two good-sized double bedrooms, a spacious living/dining room, and low maintenance front and rear gardens.

The layout is thoughtfully designed throughout the home, making good use of the space available.

The property benefits from being located close to local amenities, a nearby primary school and local pub. Further amenities, including shops and a supermarket, are located within a mile. St Leonards Close also provides easy access to beautiful countryside walks, with pathways leading to the fields situated behind the close. Bus stops for routes to Brighton and Eastbourne are also situated near by.

- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDENS
- SPACIOUS KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- VIEWS TO THE FRONT
- LOCAL AMENITIES SITUATED WITHIN A MILE
- EASY ACCESS TO LOCAL COUNTRY WALKS
- LOCATED IN A QUIET CUL-DE-SAC





Ground floor

LIVING ROOM

Large double glazed window and obscure glass entrance door to the front. Open-riser staircase to the first floor. Two storage cupboards with shelving. Door into bathroom. Three radiators. Central heating thermostat. Electric switch board.

BATHROOM

Bath with telephone-style mixer tap and a shower head fixed on the wall above. Glass shower screen. Tiled around the bath. WC with tiled concealed cistern. Wash-hand basin with tiled splash back. Heated towel rail. Tiled flooring. Built-in storage cupboard with shelving. Obscured glass window to the kitchen.

KITCHEN

Range of base and wall mounted cabinets. Integrated electric oven and gas hob. Dual basin sink. Partially tiled splash-back. Space for washing machine, tumble drier, and fridge freezer. Gas fired Worcester Bosch combination boiler. Double glazed window and door to the rear garden. Obscured glass window to the bathroom.

First floor

LANDING

Double glazed window to the front.

BEDROOM ONE

Double glazed window to the rear. Fitted wardrobes with wall mounted cabinets. Two radiators. Door into en-suite. Obscured glass window to the en-suite.

EN-SUITE

Walk-in shower with glass screen, fully tiled, waterfall shower head with mixer controls. WC with tiled concealed cistern. Wash-hand basin with tiled splashback. Heated towel rail. Two wall-mounted vanity mirrors.

BEDROOM TWO

Double glazed window to the front. Radiator.

Outside

REAR GARDEN

Tiered garden laid to patio. Raised flower beds. Brick-built storage. External water tap. Access from kitchen door. Part brick wall and part wooden fencing surrounding the boundary.

FRONT

Tiered frontage with brick-built raised slate beds. Steps leading to the front entrance and patio area. Established shrubbery. Electricity meter.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

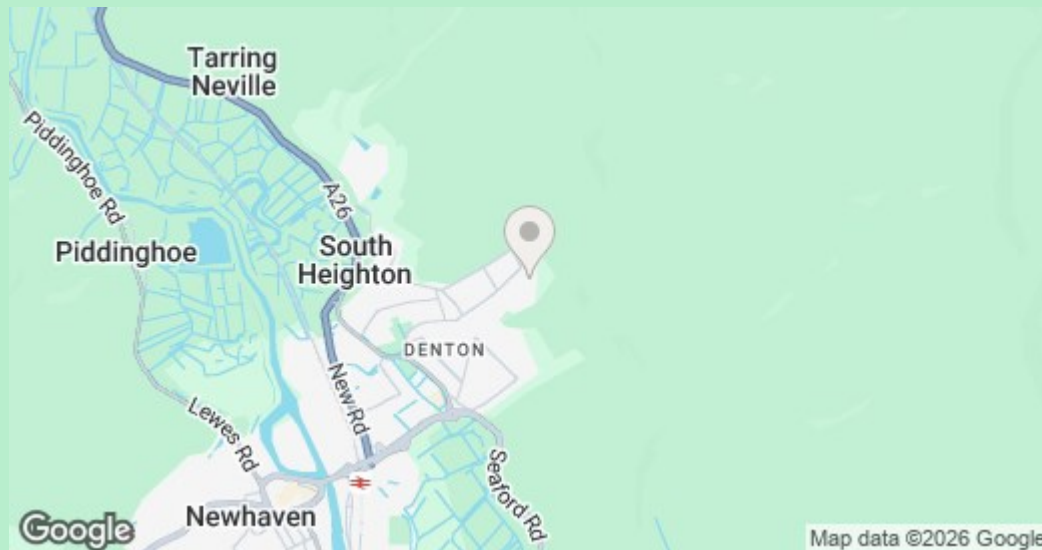
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EST. 2004