



2 WESTVIEW TERRACE, NEWHAVEN, BN9 0HG

£375,000

Located in the charming village of South Heighton, seven miles south of the county town of Lewes, we are pleased to present this light and airy four bedroom mid terrace period property, thoughtfully arranged over three floors. Perfectly positioned less than half a mile from Denton County Primary School, rated 'Good' by Ofsted, and conveniently close to main bus and train routes with easy access to Eastbourne, Brighton and London. The A27 is approximately 5 miles away ensuring convenient travel connections.

The ground floor boasts a bright and airy kitchen with patio doors leading out to the rear garden, shower room and spacious living room with a window providing westerly downland views and log burning stove.

The first floor comprises two generously sized double bedrooms; bedroom one provides expansive Downland views and bedroom three over looks the rear garden. Completing, this floor is a family bathroom, elegantly appointed with a modern bath, separate shower cubicle, wash basin, and WC, all finished with tiled walls and ample storage space with room to have a tumble dryer.

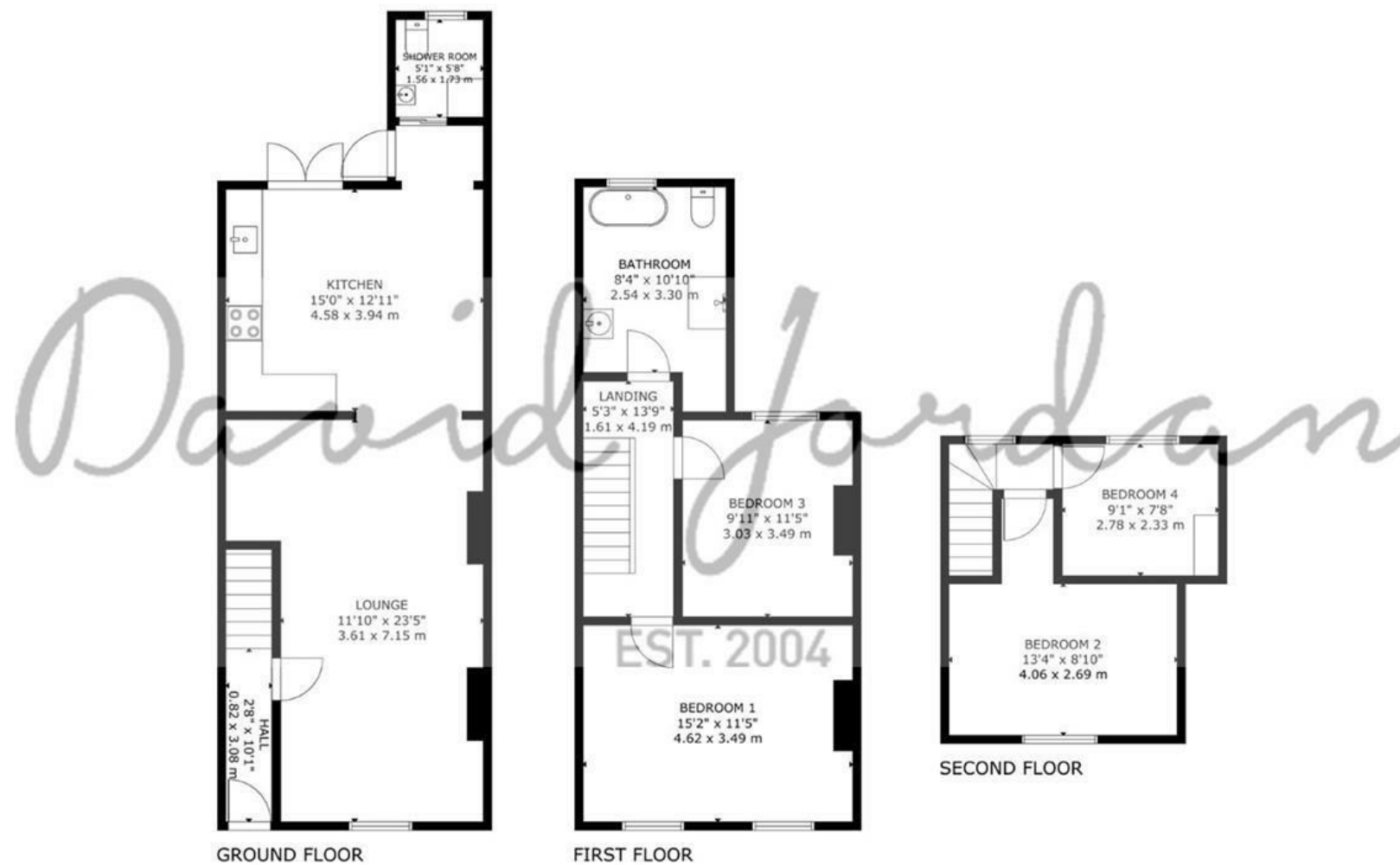
The second floor provides two further bedrooms with bedroom two offering expansive views over the surrounding Downland and bedroom four over looking the rear garden.

The rear garden is attractive and well stocked with plants and shrubs, pond, decking area and access to storage shed with workshop extension and two off road parking spaces.

An internal inspection is advised to truly appreciate the accommodation and location.

- FOUR BEDROOM MID TERRACE HOUSE
- EXPANSIVE VIEWS TOWARDS THE RIVER OUSE AND DOWNLAND
- KITCHEN
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- LOW MAINTENANCE
- ENCLOSED GARDEN WITH LARGE SHED AND EXTENDED WORKSHOP
- OFF ROAD PARKING FOR TWO VEHICLES





Total floor area 122.4 m<sup>2</sup> (1,317 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



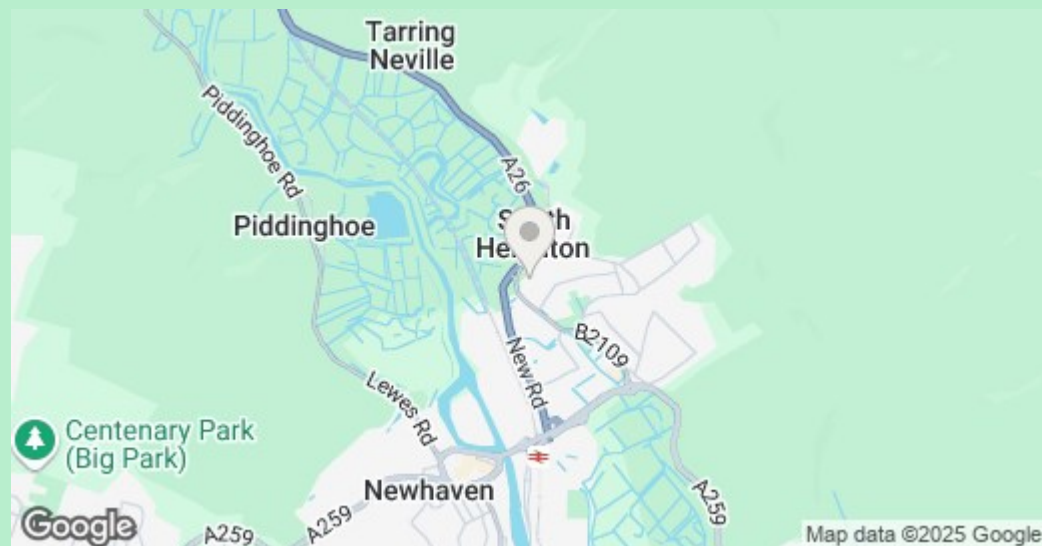
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004