

46 ARUNDEL ROAD, NEWHAVEN, BN9 0NF

£465,000

A deceptively spacious three/four bedroom detached family house situated within easy reach of the A259 bus routes between Eastbourne and Brighton. Links to the A27 are also within close proximity, whilst Newhaven town centre, ferry terminal, marina and railway station are approximately three quarters of a mile distant.

The ground floor accommodation comprises porch, good-sized entrance hall, kitchen, walk-in pantry, lounge, dining room, office/bedroom four, conservatory and utility room. Upstairs there are three bedrooms, with the main bedroom benefitting from having an en-suite shower room, and family bathroom. All of the accommodation is a generous size and has been well-maintained.

The property benefits from a manageable rear garden which is mainly laid to lawn with a patio towards the top end. There is a driveway leading to the integral garage with an off-road parking space, as well as a separate driveway providing further off-street parking.

Further benefits include uPVC double glazing, gas central heating and being offered for sale with no onward chain. An internal inspection is advised to appreciate the level of accommodation on offer.

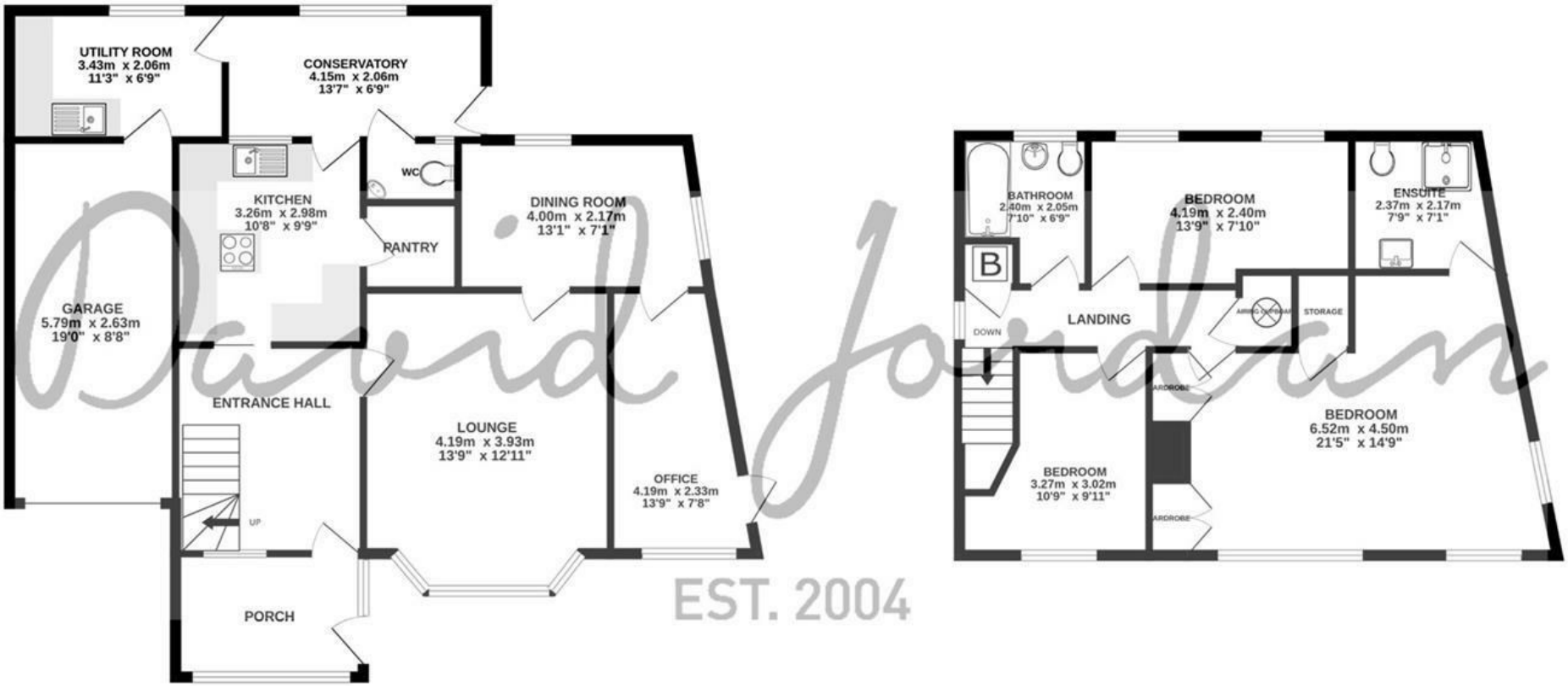
- THREE / FOUR BEDROOMS
- DETACHED HOUSE
- SITUATED IN AN ELEVATED POSITION WITH VIEWS TOWARD THE SEA AND DOWNLAND
- DECEPTIVELY SPACIOUS
- WELL-PRESENTED
- MULTIPLE RECEPTION ROOMS
- CLOSE TO BUS ROUTE AND LOCAL SHOP
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- OFF ROAD PARKING AND GARAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN





GROUND FLOOR
95.2 sq.m. (1024 sq.ft.) approx.

1ST FLOOR
58.5 sq.m. (629 sq.ft.) approx.



David Jordan
EST. 2004

46 ARUNDEL ROAD DENTON NEWHAVEN

TOTAL FLOOR AREA : 153.6 sq.m. (1654 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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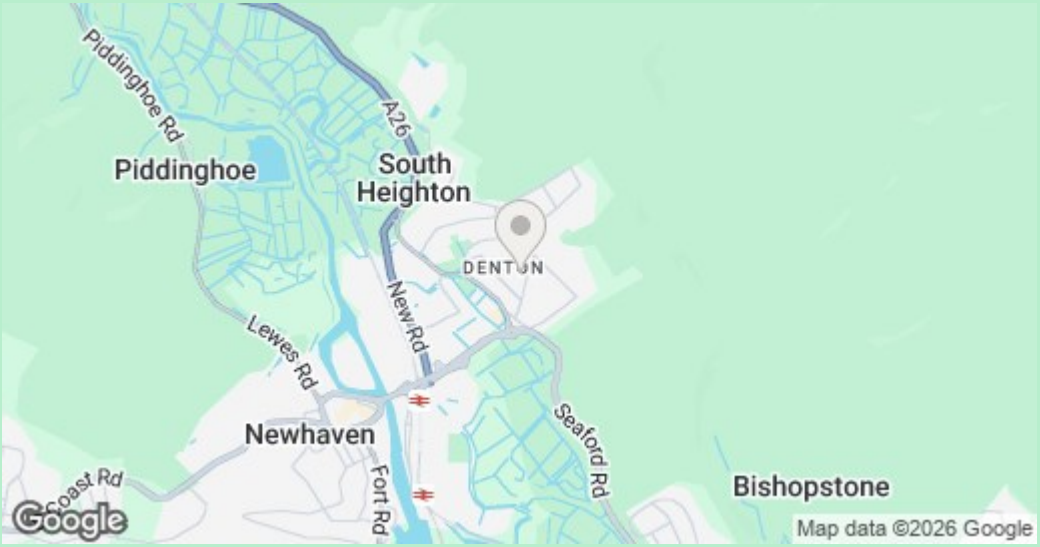
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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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