



34 WILLOW WALK, NEWHAVEN, EAST SUSSEX, BN9 9SS

£325,000

A spacious two bedroom mid-terrace house, situated within half a mile of Newhaven town centre, with its range of shops and bus routes, providing easy access to Brighton and Eastbourne.

Newhaven is surrounded by downland areas, and benefits from a marina, riverside and coastal walks, a mainline railway station with routes to Lewes, Brighton and London, and ferries to Dieppe.

The accommodation is deceptive with the ground floor accommodation comprising living/dining room, kitchen, conservatory and cloakroom. On the first floor, there are two double bedrooms and the family bathroom.

Outside, the rear garden is mainly laid to patio, and has gated access which leads to the block of garages. To the front there is a brick paved driveway affording off road parking for two vehicles. Further benefits include gas central heating and uPVC double glazing.

An internal inspection is advised to appreciate the accommodation on offer.

- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- SPACIOUS LIVING/DINING ROOM
- FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO VEHICLES
- WITHIN HALF A MILE OF NEWHAVEN TOWN CENTRE
- GARAGE SITUATED IN A COMPOUND



GROUND FLOOR
73.0 sq.m. (785 sq.ft.) approx.



1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



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TOTAL FLOOR AREA : 121.3 sq.m. (1306 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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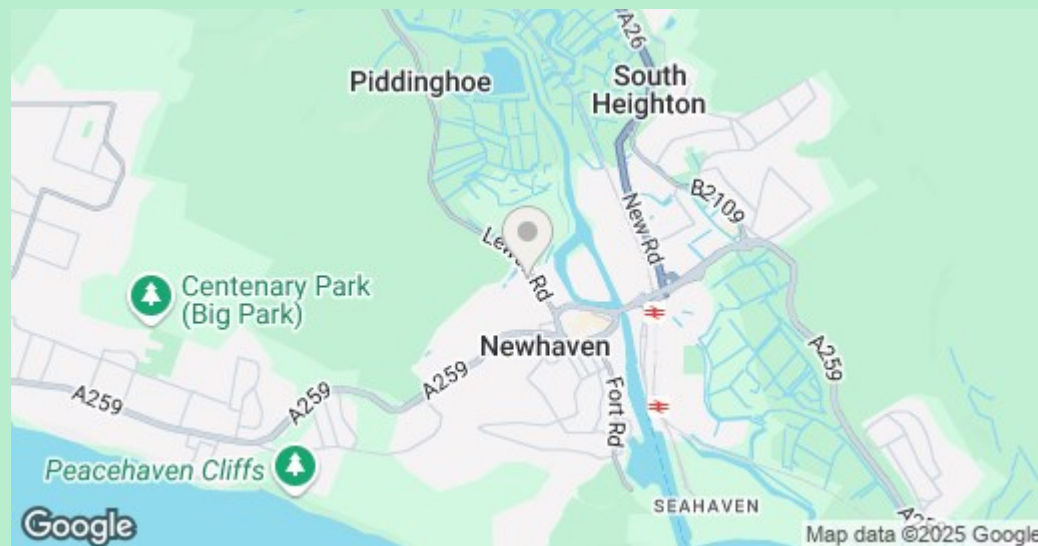
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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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EST. 2004