1 HARFIELD CLOSE, NEWHAVEN, BN9 0RL

£450,000

An excellent opportunity to acquire this spacious four-bedroom property, situated in Harfield Close, Newhaven.

The accommodation comprises an open plan living/kitchen/diner, utility room, downstairs shower room, four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, a garage and off-road parking. The home further benefits from underfloor heating throughout the ground floor and a log burner in the living room, creating a comfortable and inviting home.

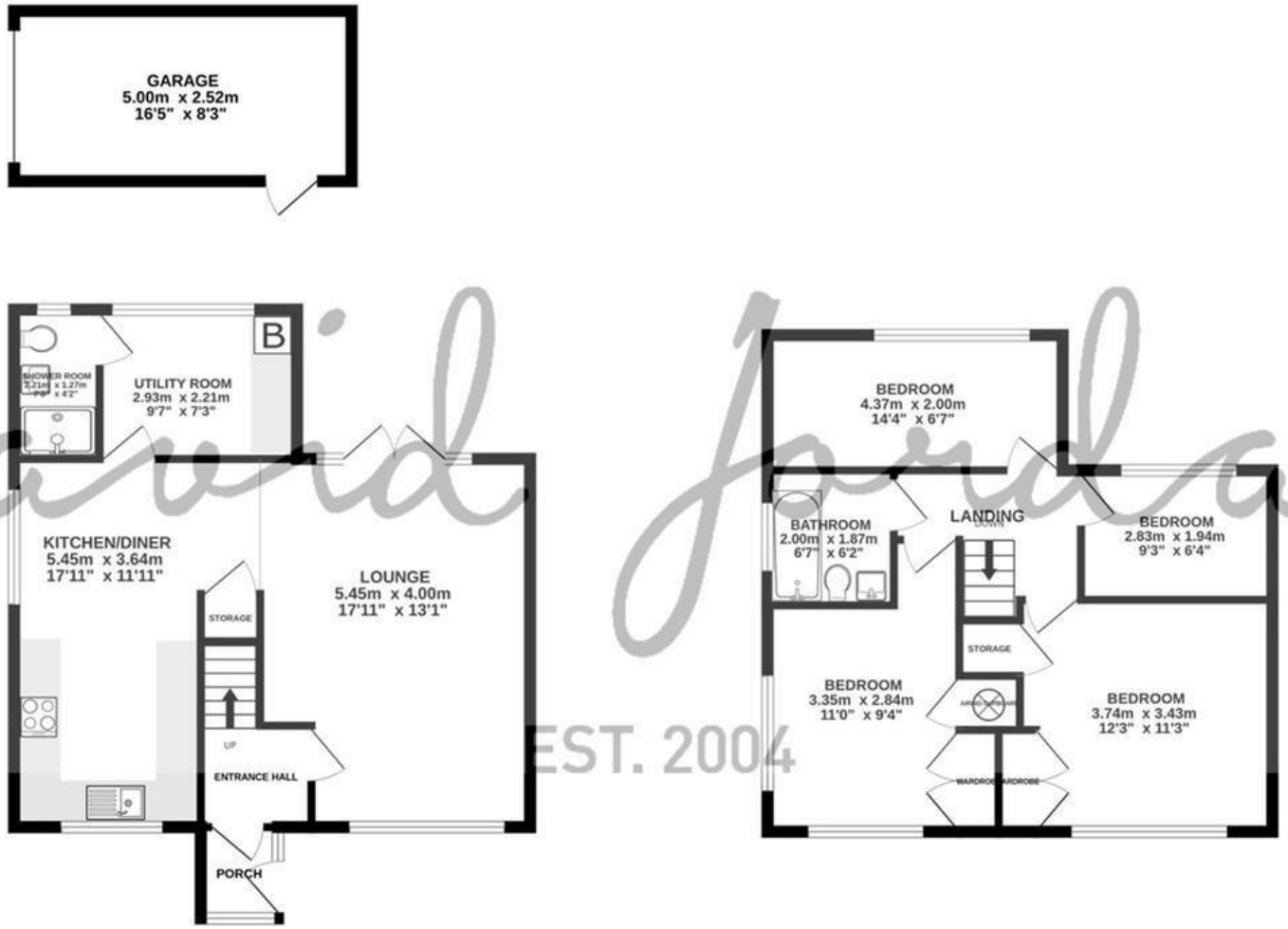
The property is situated within the Denton area of Newhaven, with Denton Community Primary School and Nursery approximately 0.4 miles away. Newhaven Town railway station is within approximately one mile, providing rail links towards Seaford, Lewes and Brighton. Newhaven town centre offers a range of shops, local amenities and everyday conveniences, while the surrounding coastline and countryside provide opportunities to enjoy the outdoors.

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

- WELL-PRESENTED
- OPEN PLAN LIVING/KITCHEN/DINER
- FOUR WELL-PROPORTIONED BEDROOMS
- GARAGE
- OFF-ROAD PARKING
- SITUATED ON THE CORNER OF A QUIET CUL-DE-SAC
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- APPROXIMATELY 0.4 MILES AWAY FROM LOCAL SCHOOLS
- WITHIN A MILE FROM NEWHAVEN TOWN TRAIN STATION
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT

GROUND FLOOR
65.1 sq.m. (700 sq.ft.) approx.

1ST FLOOR
48.7 sq.m. (525 sq.ft.) approx.



David Jordan
EST. 2004

1 HARFIELD ROAD NEWHAVEN

TOTAL FLOOR AREA : 113.8 sq.m. (1225 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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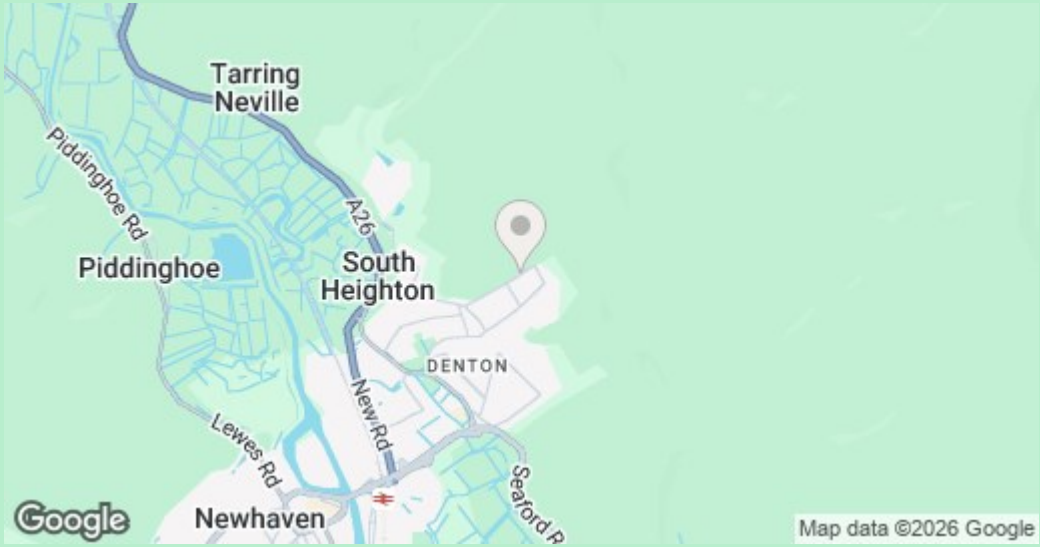
COUNCIL TAX BAND

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004