



10 WESTERN ROAD, NEWHAVEN, BN9 9JR

£795,000

An imposing detached property on Western Road, Newhaven offering modern comfortable living with high-quality contemporary fittings throughout.

There are six reception rooms including a snug, study and a formal dining room, a open-plan kitchen and family area providing space in which to relax. The main reception room is the dual aspect sitting room, with double doors leading to a light, south-west facing conservatory. Bi-fold doors open onto the gardens, allowing plenty of natural light into the family area. The kitchen/breakfast room has modern units, wooden worktops, integrated appliances, a range cooker and a breakfast bar.

At the front of the property, an electric gate leads to a block-paved driveway, which provides off road parking and access to the detached double carport. Immaculate front gardens include a lawn, small decking area, raised border beds and various shrubs.

To the rear, there is a heated swimming pool, an alfresco dining area with a fireplace, a lawn and a spiral staircase up to a secluded terrace.

On the first floor there are three well-presented double bedrooms and a single bedroom, family shower room and en-suite shower room from the principal bedroom.

Situated in the popular harbour town of Newhaven which offers various everyday amenities, a range of shops, schools, supermarkets, cafés and restaurants, while neighbouring Peacehaven and Seaford offer further facilities and shops. The area offers easy access to the A26 providing access towards Lewes. Newhaven has two train stations, providing services to Lewes, where connections can be made to London.

A viewing is advised to appreciate the wealth of accommodation on offer.

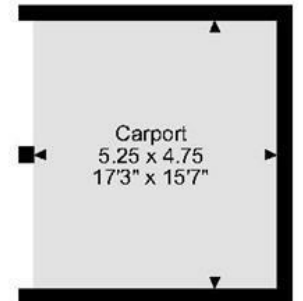
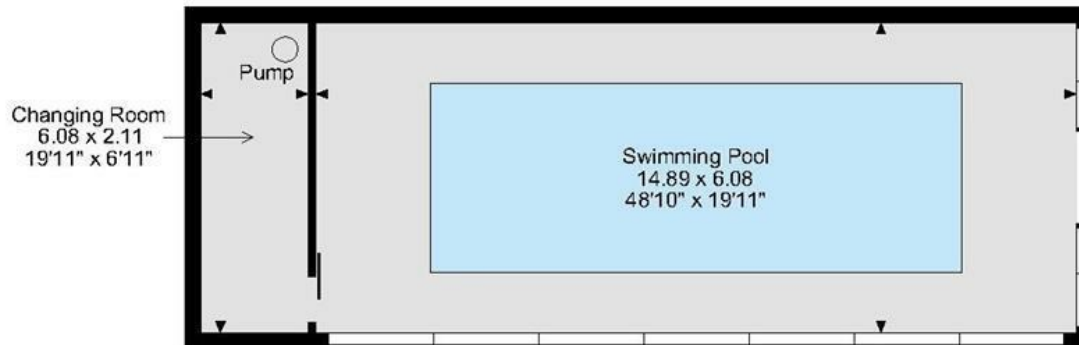
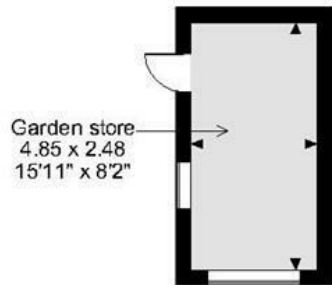
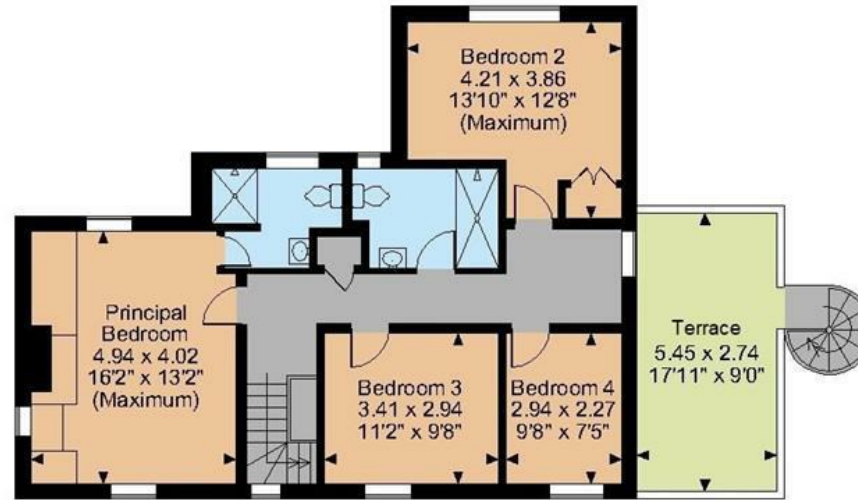
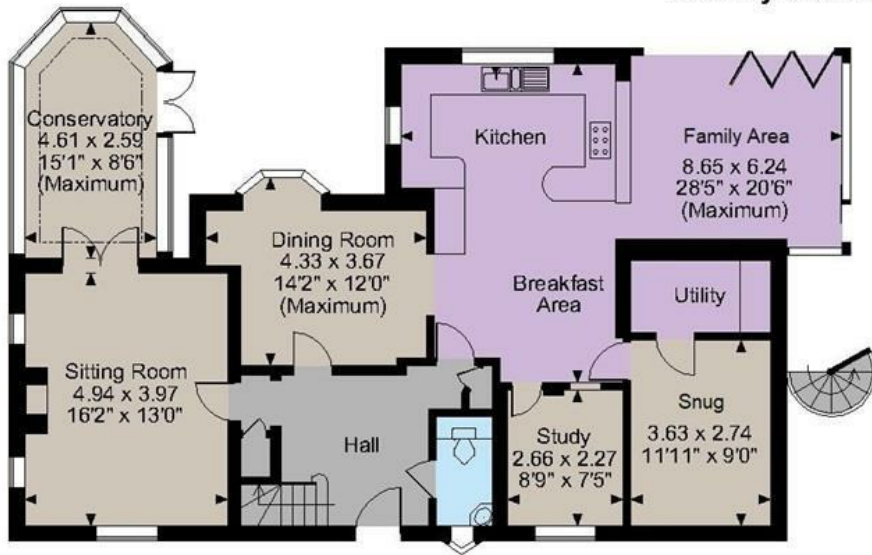
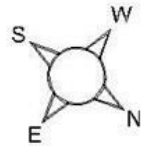
- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- HEATED SWIMMING POOL
- WELL-MAINTAINED FRONT AND REAR GARDENS
- SIX RECEPTION ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- ALFRESCO DINING AREA
- SECLUDED TERRACE
- DETACHED CAR PORT







**Western Road, Newhaven, East Sussex**  
**Main House internal area 2,182 sq ft (203 sq m)**  
**Carport internal area 268 sq ft (25 sq m)**  
**Outbuilding internal area 1,577 sq ft (147 sq m)**  
**Balcony external area = 161 sq ft (15 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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### Ground Floor

The main reception room is the dual aspect sitting room, which has double doors leading to the light, south-west facing conservatory. There's also a snug, a study and a formal dining room, while the open-plan kitchen and family area provides a splendid everyday space in which to relax. Bifold doors open onto the gardens and welcome plenty of natural light to the family area. The kitchen/breakfast room itself has modern units, wooden worktops, a range cooker and a breakfast bar.

### First Floor

On the first floor there are three very well-presented double bedrooms and a single bedroom. The principal bedroom is a generous size and has an en suite shower room, with the first floor also including a further shower room.

### Outside

To the front of the property, there is an electric gate leading to a block-paved driveway, which combined with the double carport, provides off road parking for three vehicles. The front garden is immaculate and includes a well-maintained lawn, small decking area, raised border beds and various shrubs. To the rear, there is a heated swimming pool, an Alfresco dining area with a fireplace, a lawn, greenhouse, storage room and a spiral staircase leading up to the secluded balcony.

Please be advised that, in accordance with section 18 of the Estate Agents Act 1979, a member of staff at David Jordan Estate Agents Ltd is acquainted with the vendors.





## COUNCIL TAX BAND

Local Authority:

Council Tax Band: F

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E

## 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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