16 CLAREMONT ROAD, NEWHAVEN, BN9 0NG

£375,000

An opportunity to acquire this well-presented three/four bedroom semi-detached house, situated in a quiet location on Mount Pleasant and within easy reach of road links to the A26 and bus routes along the A259 between Brighton and Eastbourne. Delightful views towards Newhaven Fort and toward the sea can be enjoyed from the elevated position. Newhaven with its range of shops, leisure facilities, railway station, ferry port and picturesque marina is approximately one mile distant.

On the ground floor, the accommodation comprises entrance hall, living room, dining room, reception room/study, kitchen with larder. Upstairs there are three double bedrooms, shower room and separate cloakroom.

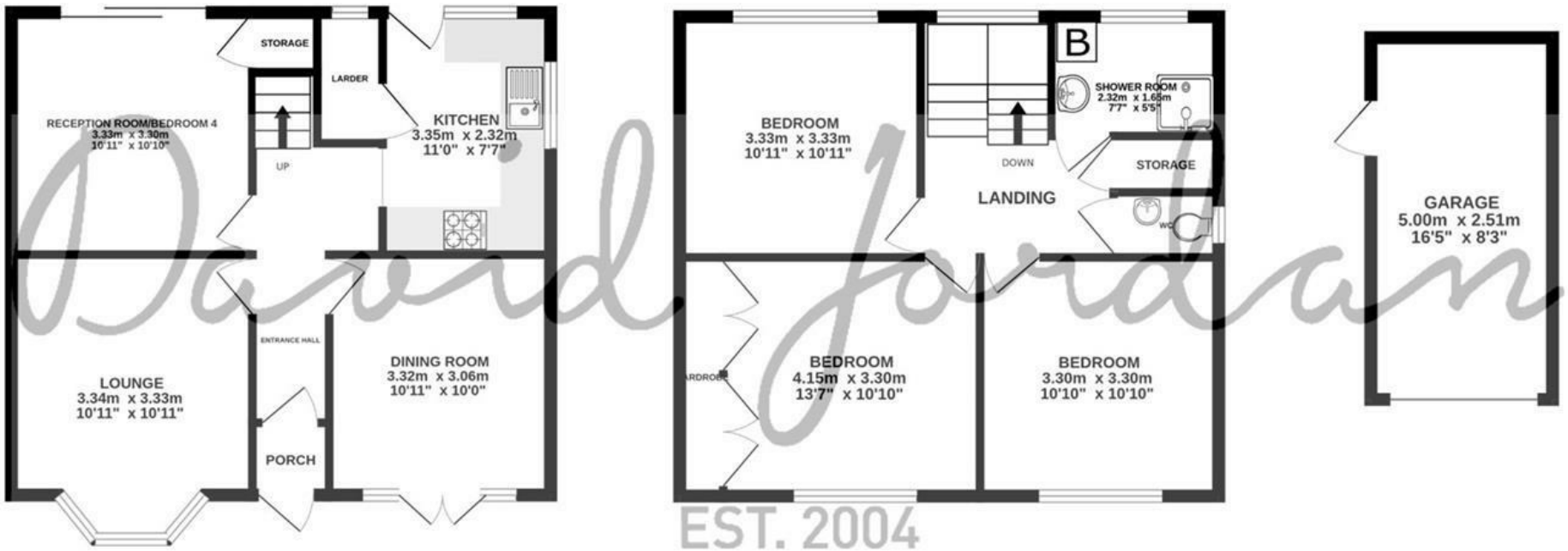
Outside there are generous sized, well manicured front and rear gardens both being mainly laid to lawn. There is also a shed and patio areas to the back of the property. The front provides off road parking for two vehicles and leads to a detached single garage with power and light.

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

- THREE/FOUR DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE
- WELL-PRESENTED
- TWO/THREE RECEPTION ROOMS
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- MODERN SHOWER ROOM AND SEPARATE CLOAKROOM
- LARGE FRONT AND REAR GARDENS
- STUNNING VIEWS TOWARD NEWHAVEN FORT AND THE SEA
- OFF ROAD PARKING
- DETACHED SINGLE GARAGE

GROUND FLOOR
63.2 sq.m. (680 sq.ft.) approx.

1ST FLOOR
49.4 sq.m. (532 sq.ft.) approx.




David Jordan
EST. 2004

16 CLAREMONT ROAD NEWHAVEN

TOTAL FLOOR AREA : 112.6 sq.m. (1212 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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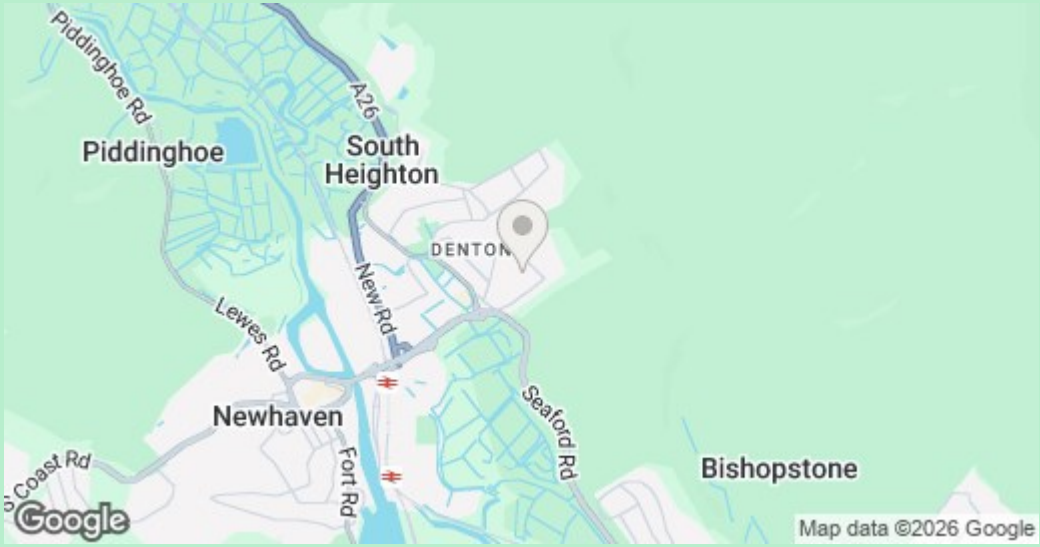
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: 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 representationsof fact or form part of any offer or contract.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