



6 ST. LEONARDS CLOSE, NEWHAVEN, EAST SUSSEX, BN9 0RW

£270,000

This two-bedroom, mid-terraced house presents an opportunity to purchase a versatile property, featuring two good-sized double bedrooms, a spacious living/dining room, and low maintenance front and rear gardens.

The layout is thoughtfully designed throughout the home, making good use of the space available.

The property benefits from being located close to local amenities, a nearby primary school and local pub. Further amenities, including shops and a supermarket, are located within a mile. St Leonards Close also provides easy access to beautiful countryside walks, with pathways leading to the fields situated behind the close. Bus stops for routes to Brighton and Eastbourne are also situated near by.

- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDENS
- SPACIOUS KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- VIEWS TO THE FRONT
- LOCAL AMENITIES SITUATED WITHIN A MILE
- EASY ACCESS TO LOCAL COUNTRY WALKS
- LOCATED IN A QUIET CUL-DE-SAC



GROUND FLOOR
42.7 sq.m. (459 sq.ft.) approx.



1ST FLOOR
29.8 sq.m. (321 sq.ft.) approx.



EST. 2004

6 ST LEONARDS CLOSE NEWHAVEN

TOTAL FLOOR AREA: 72.5 sq.m. (780 sq.ft.) approx.

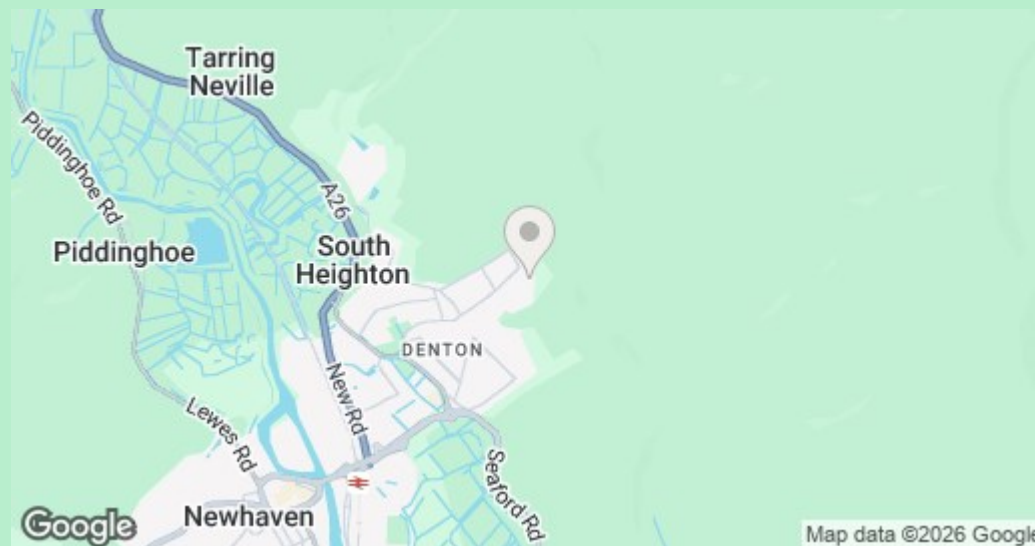
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: B



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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