



## Seaview Road, Newhaven



Guide Price  
£400,000  
Freehold

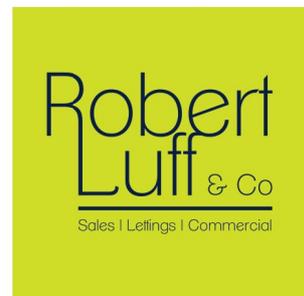
- THREE / FOUR BEDROOM • STUNNING VIEWS
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- TWO BATHROOM
- RECENTLY RENOVATED
- LARGE FRONT AND REAR GARDENS
- THROUGHOUT

\*\*\*GUIDE PRICE: £400,000 - £425,000\*\*\*

Robert Luff & Co are delighted to bring to market this recently renovated three bedroom bungalow located in the heart of Denton. Seaview Road has been recently renovated to a high standard throughout and includes; new gas central heating system, a full rewire and having been re-plastered throughout. The property also comes with stunning sea views and views across Denton & Newhaven. Newhaven Train Station is in close proximity and Brighton City Centre is just a short journey along the coast road.

Accommodation offers; Living room, large open planned kitchen/dining room, three double bedrooms, family bathroom, en-suite shower room and a separate utility room. Other benefits include; no onward chain, large front and rear gardens and off street parking for multiple cars.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)





## Accommodation

Private Driveway

Entrance Hall

Living Room 15'4 x 12'11 (4.67m x 3.94m)

Kitchen / Dining Room 20'0 x 17'5 (6.10m x 5.31m)

Utility 8'6 x 6'11 (2.59m x 2.11m)

Bedroom One 13'4 x 11'5 (4.06m x 3.48m)

En-suite

Bedroom Two 13'3 x 9'1 (4.04m x 2.77m)

Bedroom Three 10'11 x 10'0 (3.33m x 3.05m)

Garden

Agents Notes

EPC Rating: D

Council Tax Band: D

28 Blatchington Road, Hove, East Sussex, BN3 3YD

T: 01273 921133 E:

[www.robertluff.co.uk](http://www.robertluff.co.uk)



28 Blatchington Road, Hove, East Sussex, BN3 3YD  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.