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est. 1978

**Taylor Engley**



**46 Claremont Road, Newhaven, BN9 0NG**

**Price £399,950 Freehold**

Taylor Engley are pleased to bring to the market this modern, contemporary, three bedroom semi detached house, situated in the Denton Village area of Newhaven. The property was built approximately ten years ago and enjoys a spacious open plan kitchen diner, ground floor cloakroom, utility room, sitting room with doors opening on to the balcony, three bedrooms and two bathrooms. There is a spacious garage and off road parking to front and garden to rear. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = B**



**Newhaven is situated at the mouth of the river Ouse and offers a variety of local independent shops and businesses. With a good selection of nurseries, primary and secondary schools, Newhaven is fast becoming a choice for families along the South Coast.**

**The historic town of Lewes is located within approximately a 15 minute drive and Brighton and Eastbourne approximately a 30 minute drive.**

**Newhaven Harbour and the nature reserve of Tide Mills are both located close by.**



## **FRONT DOOR TO:**

### **ENTRANCE HALL**

Understairs storage cupboard.

### **CLOAKROOM/WC**

Low level WC, washbasin with drawers under.

### **OPEN PLAN KITCHEN / DINING ROOM**

17'2 x 13'8 (5.23m x 4.17m)

Fitted with a range of white cupboards and drawers, integral dishwasher and fridge freezer, work surfaces, built-in electric oven and hob, with extractor hood over, sink unit, cupboard housing the gas boiler, unit lighting, double glazed window to side, double glazed bifold doors to the garden.

### **UTILITY ROOM**

9'2 x 5'11 (2.79m x 1.80m)

Fitted with a range of white cupboards, space and plumbing for washing machine and tumble dryer, work surfaces, sink unit, internal door to garage, door to garden.

From the entrance hall, stairs lead to the first floor landing.

### **SITTING ROOM**

17'6 x 11'9 (5.33m x 3.58m)

Large double glazed window and door to front, giving access to the spacious balcony.

### **BEDROOM TWO**

13'7 x 8'6 (4.14m x 2.59m)

Currently used as a second sitting room/office. Double glazed window with outlook to rear.

### **BEDROOM THREE**

10'7 x 8'6 (3.23m x 2.59m)

Double glazed window with outlook to rear.

### **FAMILY BATHROOM**

White suite comprising washbasin with cupboard below, low level WC, bath with shower over, heated towel rail and double glazed window to side.

From the first floor landing, stairs lead to the second floor landing.

### **MASTER BEDROOM**

19'6 x 11'10 (5.94m x 3.61m)

Built-in mirror fronted wardrobe cupboards, Velux windows to front and side, door to:

### **EN-SUITE SHOWER ROOM**

White suite comprising WC, washbasin, large shower cubicle and Velux window to side.

### **GARAGE AND PARKING**

20'4 x 9'5 (6.20m x 2.87m)

Driveway leading to the garage, with door to front and internal door to the utility room, power and light.

### **GARDEN**

Patio and lawned areas, gate to side, steps up to raised terraced beds to rear.

### **BROADBAND AND MOBILE PHONE CHECKER:**

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### **COUNCIL TAX BAND:**

Council Tax Band D.

### **FOR CLARIFICATION:**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

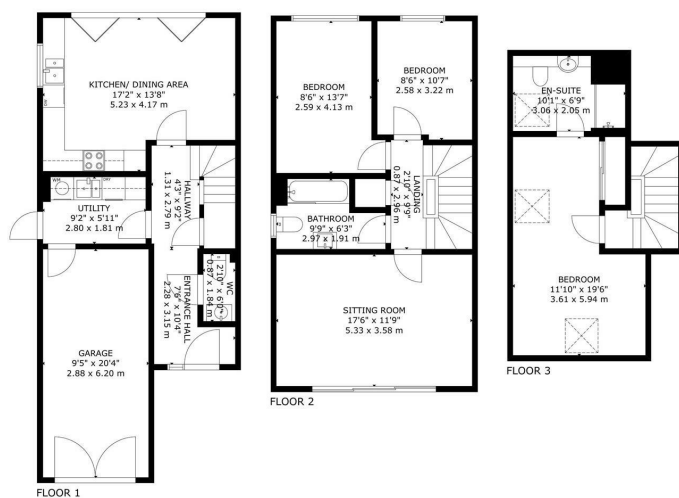
### **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE.

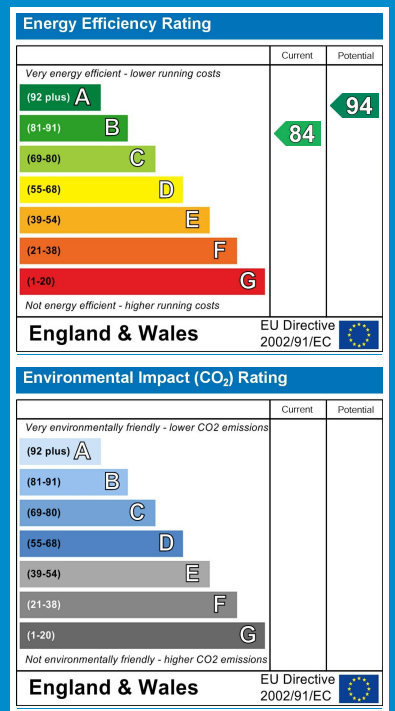
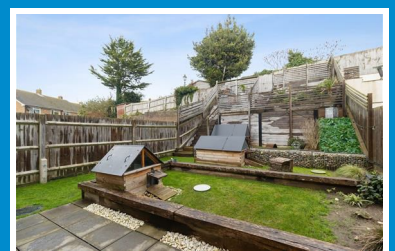
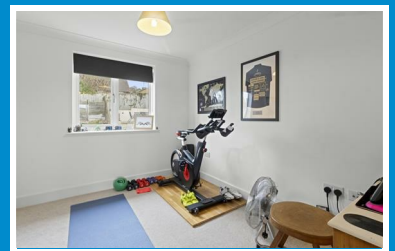
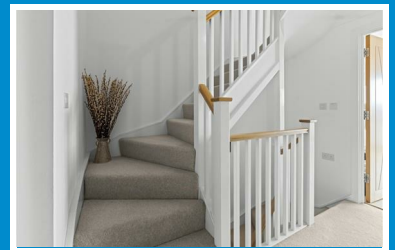
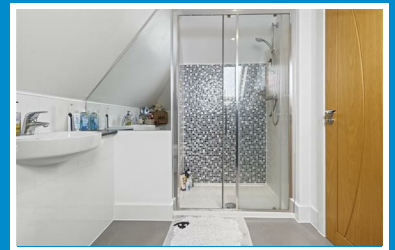








GROSS INTERNAL AREA  
TOTAL: 121 m<sup>2</sup> / 1,305 sq ft  
FLOOR 1: 39 m<sup>2</sup> / 421 sq ft, FLOOR 2: 53 m<sup>2</sup> / 569 sq ft, FLOOR 3: 31 m<sup>2</sup> / 338 sq ft  
EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup> / 192 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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