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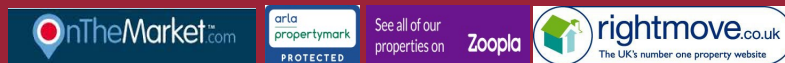
Any floor plans shown are for identification purposes only and are not to scale

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63 Chapel Street, Newhaven, BN9 9QD

EPC : D

£317,950



www.carruthersandluck.co.uk

This well presented and spacious 3 bedroom, 1 loft room Victorian terrace house is located in a popular no through road and is situated close to doctors surgery, Newhaven Town Centre with easy access to Newhaven Train Station, Newhaven Port, local shops and bus services to Brighton City Centre and Eastbourne Town Centre.

The property comprise of a good size lounge which opens to the dining room, kitchen, utility room, bathroom/wc, four good size bedrooms and an en-suite shower room/wc.

Benefits include gas central heating, front and rear gardens, lots of original features that include fire places, picture rails, stripped floor boards and stripped doors.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 14'1" into bay x 10'6" (4.29m x 3.20m)

DINING ROOM 11'10" x 7'9" (3.60m x 2.36m)

KITCHEN 14' max x 7'9" (4.26m x 2.36m)

UTILITY ROOM 3'4" to built in units x 2'10" to built in units (1.01m x 0.86m)

BATHROOM/WC 5'11" x 5'6" (1.80m x 1.67m)

FIRST FLOOR

BEDROOM 1 14'1" into bay x 13'9" max (4.29m x 4.19m)

SOUTH/WEST FACING BEDROOM 2 11'10" x 8'6" (3.60m x 2.59m)

SOUTH/WEST FACING BEDROOM 3 11'3" x 7'11" (3.42m x 2.41m)

SECOND FLOOR

LOFT ROOM 14'4" max x 10'7" max (4.36m x 3.22m)

EN-SUITE SHOWER ROOM/WC 7'11" max x 2'7" max (3.42m x 0.78m)

OUTSIDE

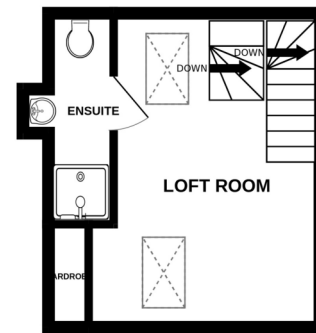
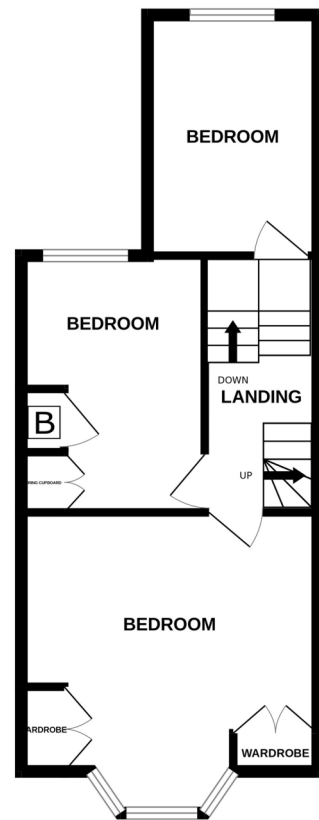
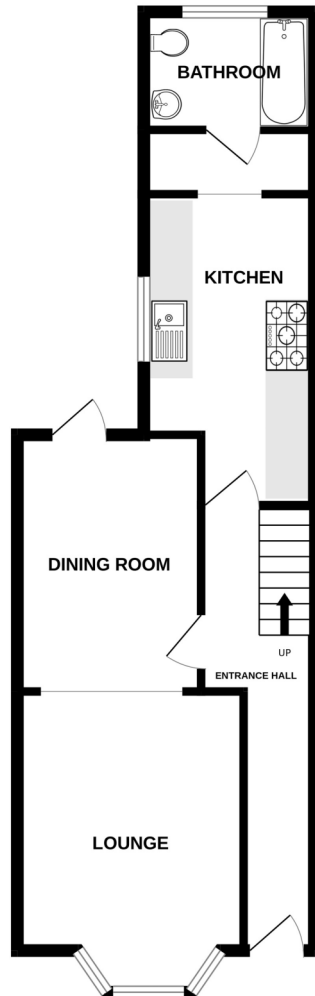
FRONT GARDEN

REAR GARDEN

GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.

2ND FLOOR
17.3 sq.m. (186 sq.ft.) approx.



63 CHAPEL STREET NEWHAVEN

TOTAL FLOOR AREA: 103.3 sq.m. (1111 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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