

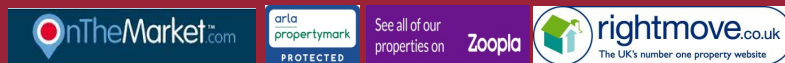


These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.
Any floor plans shown are for identification purposes only and are not to scale
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,
 Peacehaven. BN10 8LD
 Tel: **01273 585001**
 e: peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG
 Tel: 01273 303064
 e: saltdean@carruthersandluck.co.uk

Lettings department:
 233a South Coast Road, BN10 8LD
 e: lettings@carruthersandluck.co.uk
 Company registration no: 08884155



C&L

carruthersandluck
 salesandlettings

27 Hillcrest Road, Newhaven, BN9 9EE

EPC : F

£399,950



www.carruthersandluck.co.uk

This well present and spacious 4 bedroom semi-detached chalet bungalow is located close to Newhaven Town Centre with its easy access to Newhaven Train Station, Newhaven Port and bus services to Brighton City Centre and Eastbourne Town Centre. The property comprises of a modern kitchen that is fitted with high gloss units, second reception room that offers a great dining space and additional seating, good size lounge, four good size bedrooms, cloak room/wc, bathroom/wc and an en-suite shower room/wc all completed with modern white suites. Benefits include a good size mature front garden, rear garden with access to the cellar and garden room. Roof top views towards Newhaven Harbour.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 22'11" max x 5'8" max (6.98m x 1.72m)

ENTRANCE HALL

LOUNGE 15'10" x 12'11" (4.82m x 3.93m)

RECEPTION ROOM 16'7" x 7'8" (5.05m x 2.33m)

KITCHEN 11'1" x 9'3" (3.37m x 2.81m)

BEDROOM 1 14'3" into bay x 9'10" (4.34m x 2.99m)

DUAL ASPECT BEDROOM 2 14'3" into bay x 9'10" (4.34m x 2.99m)

CLOAKROOM/WC 7'9" x 2'9" (2.36m x 0.83m)

FIRST FLOOR LANDING

BEDROOM 3 11'5" x 9'6" (3.47m x 2.89m)

BEDROOM 4 20'8" max x 10'7" max (6.29m x 3.22m)

EN-SUITE SHOWER ROOM/WC 6'8" into shower x 2'8" (2.03m x 0.81m)

BATHROOM/WC 9'8" max x 5'10" max (2.94m x 1.77m)

OUTSIDE

FRONT GARDEN

REAR GARDEN

CELLAR 24'3" max x 9'1" max (7.39m x 2.76m)

GARDEN ROOM 16'8" x 4'3" (5.08m x 1.29m) with coal room 16'1" x 3' (4.90m x 0.91m)

