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

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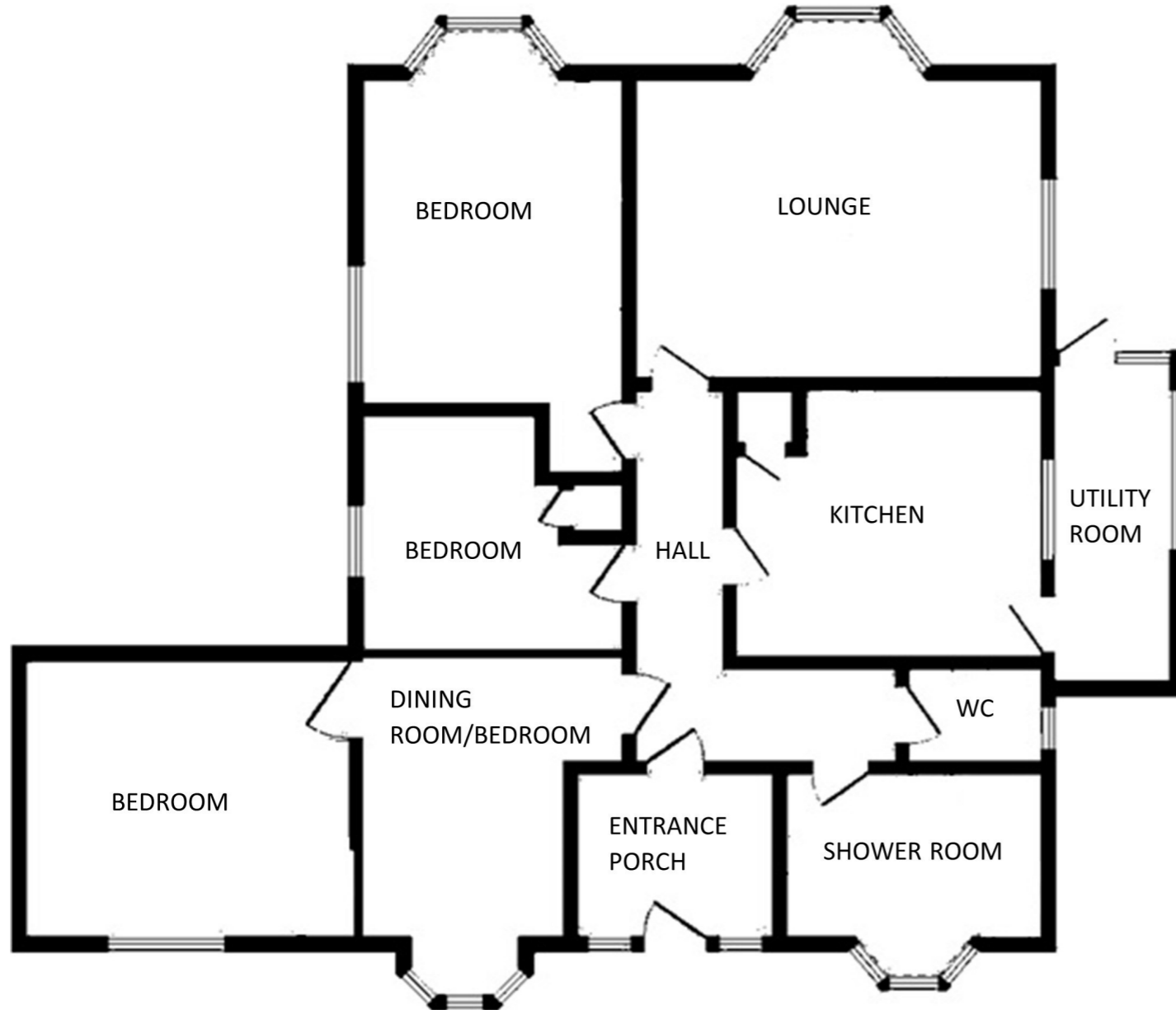
£450,000



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This spacious 3/4 bedroom detached bungalow is built on a good size plot and is situated in a popular location close to amenities, local schools, bus services and easy access to Newhaven railway station and Newhaven Harbour. The property provides a versatile living space that offers the option to have a second reception room or a fourth bedroom. The accommodation includes a large entrance porch, spacious entrance hall, dual aspect lounge, large kitchen, utility room, dining room, three bedrooms, large shower room/wc and a separate wc.

Benefits include gas central heating, double glazing, large outside space which gives access to all for sides of the property, ample off road private parking, high ceilings and no onward chain.



**The accommodation with approximate room measurements comprises:**

**ENTRANCE PORCH 8'5" x 6'8" (2.56m x 2.03m)**

**SPACIOUS ENTRANCE HALL**

**DUAL ASPECT LOUNGE 17'6" x 17'1" into bay window (5.33m x 5.20m)**

**DUAL ASPECT DINING ROOM 17'10" into bay window x 12'5" (5.43m x 3.78m)**

**SOUTH FACING KITCHEN 13'1" x 9'8" (3.98m x 2.94m)**

**UTILITY ROOM 13'6" x 5'1" (4.11m x 1.54m)**

**BEDROOM 1 13'6" into bay x 12'6" max (4.11m x 3.81m)**

**BEDROOM 2 13'11" max x 11'10" (4.24m x 3.60m)**

**BEDROOM 3 9'7" x 8' (2.92m x 2.43m)**

**SHOWER ROOM/WC 10'11" x 8'3" into bay (3.32m x 2.51m)**

**SEPARATE WC 5'6" x 3'8" (1.67m x 1.11m)**

**OUTSIDE**

**FRONT, REAR AND SIDE GARDENS**

**OFF ROAD PARKING**

**CAR PORT**