



# C&L

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salesandlettings

8 Rookery Close, Denton, Newhaven, BN9 0SA

EPC : D

£325,000



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

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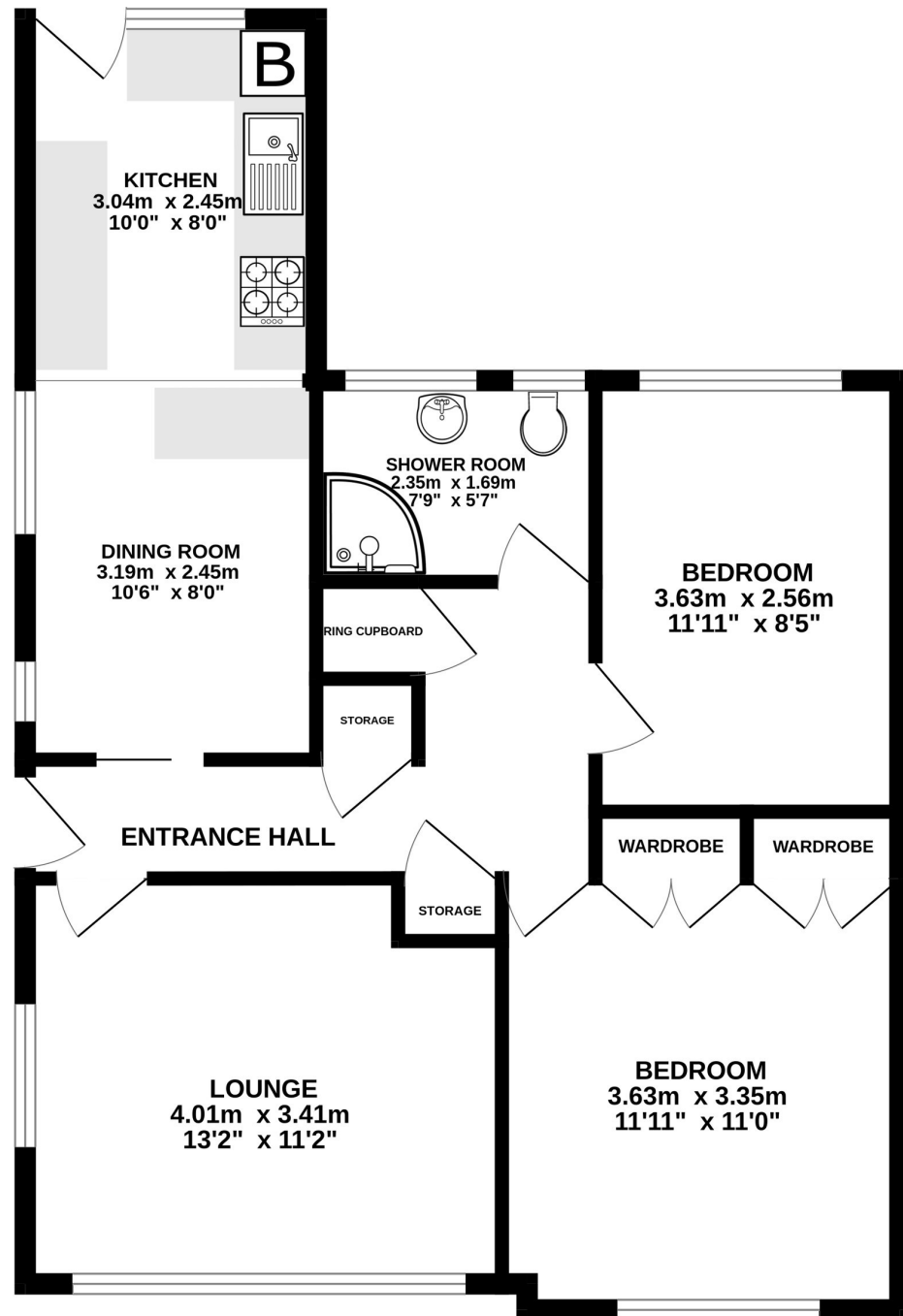
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GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



8 ROOKERY CLOSE NEWHAVEN

TOTAL FLOOR AREA : 64.0 sq.m. (689 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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This well presented and spacious 2 bedroom semi-detached bungalow is situated in a quiet close in Denton and is located close to local pubs and bus services to Newhaven Town Centre where you will find easy access to the South Downs, to Newhaven Harbour, Newhaven Train Station, a variety of shops, Wave Leisure Centre including a swimming pool and bus services to Brighton City Centre and Eastbourne Town Centre.

The property offers a great amount of bright and airy living space with its dual aspect kitchen through dining room that is complete with its modern units, a dual aspect lounge which overlooks the front and side of the property, spacious entrance hall with ample amounts of storage cupboards, bedroom one is fully fitted with a selection of wardrobes and drawers, bedroom two is a good size room and overlooks the rear garden, the shower room/wc is fitted with a modern white suite and comprises of a corner shower cubical, vanity unit with was basin and a wc.

Outside: the front garden provides ample off road parking and allows access to the garage, the rear garden is mainly lawn with a paved patio.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

DUAL ASPECT LOUNGE 13'2" x 11'2" (4.01m x 3.41m)

DUAL ASPECT KITCHEN/DINING ROOM 20'5" x 8'5" max (6.22m x 2.56m)

BEDROOM 1 11'11" x 11' (3.63m x 3.35m)

BEDROOM 2 11'11" x 7'8" (3.63m x 2.33m)

SHOWER ROOM/WC 7'8" x 5'5" (2.33m x 1.65m)

OUTSIDE

FRONT AND REAR GARDENS

GARAGE 18' max x 9'9" max (internal measurements) (5.48m x 2.97m)

POTTING SHED 17'6" x 2'10" (5.33m x 0.86m)

Council tax band: C

In accordance with the Estate Agents act 1979 we confirm that the owner of this property is a relative of an employee of Carruthers & Luck Estate Agents.