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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



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36 Clifton Road, Newhaven, BN9 0BA

EPC : TBC

£249,500



www.carruthersandluck.co.uk

A 3 bedroom, 2 reception room terraced home situated close to Newhaven Town Centre with its varied shops and local bus services to Brighton City Centre and Eastbourne Town Centre. There is also the benefit of a train station and the Newhaven Port.

Through the front door is an entrance porch with access to the lounge. The lounge is west facing meaning it will catch the sun towards the end of the day. There is also a fireplace. On to the 2nd reception room, this is a lovely size with patio door going out onto the rear garden. The perfect place to entertain guests. The kitchen has plenty of space for appliances, utilities and a cooker. There is also some storage space and a door with access on to the rear garden.

This property comprises of three bedrooms, one of which is west facing and is a fantastic size, another overlooks the rear garden whilst the main bedroom is on the second floor and west facing. The internal accommodation is complete with a family bathroom to comprise of a shower cubicle, bath, wash basin and wc.

Outside: the rear garden has been paved meaning it is easy to maintain. There is also a cupboard that houses the boiler.

Please note: there is a damp issue, please contact our office for more details.

The accommodation with approximate room measurements comprises:

FLOOR PLAN TO FOLLOW

ENTRANCE PORCH 5'8" x 2'10" (1.72m x 0.86m)

LOUNGE 14' max x 12'10" max (4.26m x 3.91m)

KITCHEN 9'1" x 7'2" (2.76m x 2.18m)

RECEPTION ROOM 11'1" x 8'9" (3.37m x 2.66m)

BEDROOM 1 18'2" max x 14' max (5.53m x 4.26m)

BEDROOM 2 14'2" x 12'8" (4.31m x 3.86m)

BEDROOM 3 11'2" max x 8'10" (3.40m x 2.69m)

BATH/SHOWER ROOM/WC 9'2" x 7'5" (2.79m x 2.26m)

GARDENS

Council tax band: D