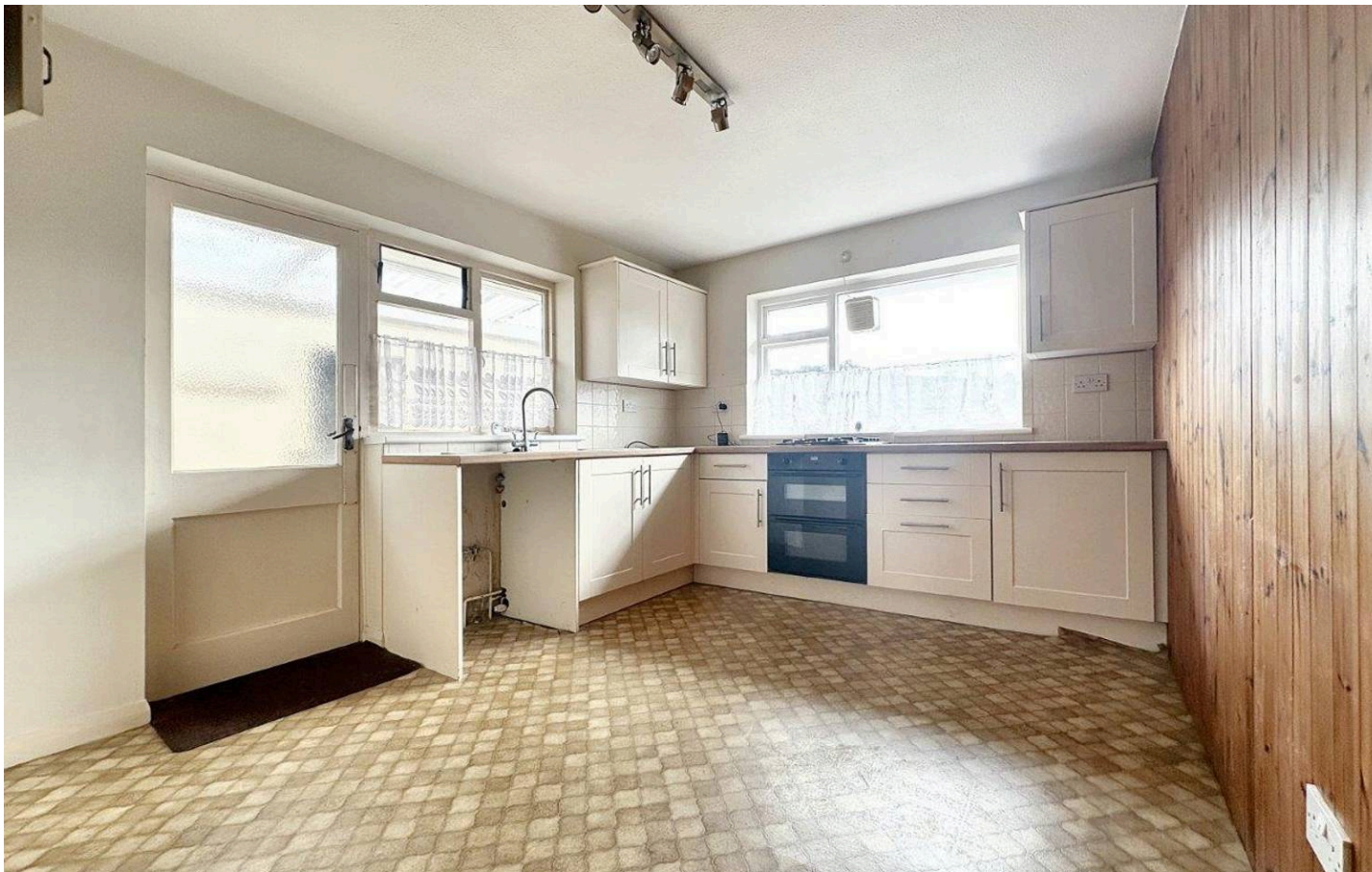




4 Wellington Road, Newhaven, BN9 0RD

£340,000

CarruthersandLuck  
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## 4 Wellington Road

Newhaven

This spacious three bedroom detached bungalow is in need of modernisation and is located in a favoured area in Denton close.

Local school, local pub and bus services to Newhaven Town Centre where you will find easy access to the South Downs, 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 accommodation includes a south facing lounge, south facing kitchen/dining room which both overlook the rear garden, three bedrooms, bathroom/wc and a large entrance porch that allows access to the garage and rear garden.

Outside: The front garden is low maintenance and offers ample off road parking and allows access to the garage via its private drive. The south facing rear garden is a good size and is also low maintenance.

- South facing kitchen/dining room
- Ample off road parking
- South facing rear garden
- Close to local school and bus services



# 4 Wellington Road

Newhaven

ENTRANCE PORCH 18'8" x 3'2" (5.68m x 0.96m)

ENTRANCE HALL

SOUTH FACING LOUNGE 17'11" x 11'11" (5.46m x 3.63m)

SOUTH FACING KITCHEN/DINING ROOM 13'9" x 9'9"  
(4.19m x 2.97m)

BEDROOM 1 11'11" x 11'5" (3.63m x 3.47m)

BEDROOM 2 11'4" x 9'10" (3.45m x 2.99m)

WEST FACING BEDROOM 3 8'8" x 7'5" (2.64m x 2.26m)

BATHROOM/WC 6'11" x 6'4" (2.10m x 1.93m)

FRONT GARDEN

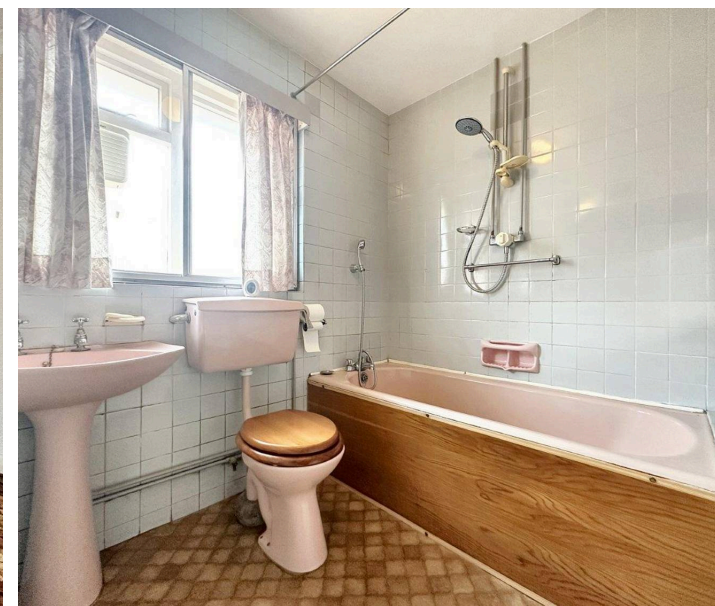
GARAGE 16' max x 8'6" max (internal measurements)  
(4.87m x 2.59m)

SOUTH FACING REAR GARDEN

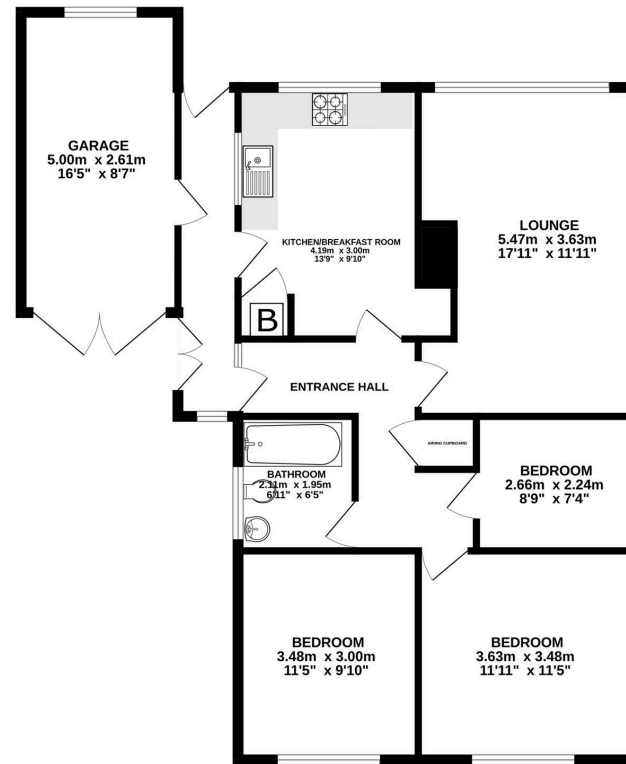
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR  
92.2 sq.m. (992 sq.ft.) approx.



4 WELLINGTON ROAD DENTON NEWHAVEN

TOTAL FLOOR AREA: 92.2 sq.m. (992 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assertion. 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.  
Made with Metropix C2024

# Carruthers and Luck Sales and Lettings

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