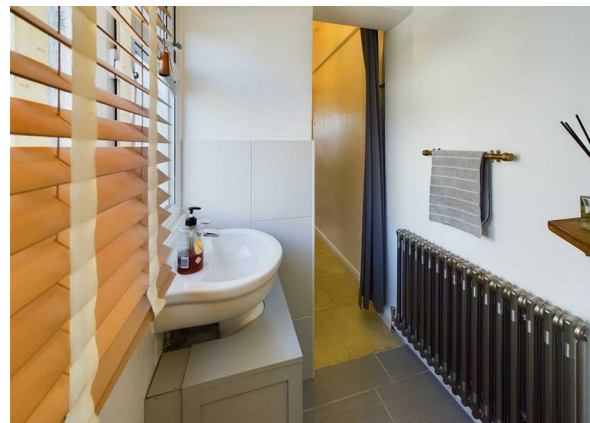


Eastbridge Road, Newhaven, BN9 0BU

Asking Price £310,000

Council Tax Band: B



Guide Price: £310,000 - £320,000. This exquisite home is the PERFECT MIX of VICTORIAN CHARM with a MODERN and CONTEMPORARY FINISH. Nestled in a tucked away position you will find that the location to be second to none. Not only are shopping facilities and train routes on your door step but the property borders open countryside too. The front door opens into the entrance hall which offers a neutral colour scheme and is finished to an exacting standard, this theme continues throughout this stunning home. The lounge is a beautiful space and features a central fireplace and super views across th front garden to countryside beyond. Close by is the superb kitchen/breakfast room which combines sleek shaker style units with quality solid wood work surfaces, integrated appliances and a very convenient breakfast bar. The kitchen is further enhanced by the separate utility room which houses the central heating boiler (fitted 2023), further matching units alongside space and plumbing for a washing machine. Adjoining this area is a cloakroom/wc which negates the need for a trip upstairs. On the first floor are two light and bright double bedrooms, the largest of which overlooks the front and boasts a lovely open aspect across playing fields to countryside beyond. Both bedrooms are a great size and will easily accommodate all of your bedroom furniture. Completing this floor is the family bathroom which is fitted with a modern suite with contrasting tiling. Concluding the interior of this very special home is the substantial main bedroom which incorporates the whole of the first floor, This sizeable room will effortlessly fit a multitude of free standing furniture and also offers superb views of distant countryside. Exterior space is excellent. The front garden is securely surrounded by fencing and comprises of both a large level lawn, paved patio and raised flowerbeds. A gate to the rear also leads directly to playing fields and countryside walks beyond. Lastly, the secluded rear



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	