



**2 Bed  
House - End Terrace  
located in Hill Side**





**5 Hill Side  
Newhaven  
BN9 9RJ**



**Guide Price £250,000**

**\*\* Guide Price £250,000 - £270,000\*\***

Nestled in a popular area of Newhaven, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests. With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed, creating a warm and welcoming atmosphere throughout. The bathroom is conveniently located, ensuring ease of access for all residents. The end-terrace position offers added privacy and a sense of space. Hill Side is in close proximity to local amenities. Residents will enjoy easy access to shops, schools, and parks, making it a practical choice for everyday living. This property is not just a house; it is a place where memories can be made. Whether you are looking to settle down or invest, this end-terrace home in Newhaven is certainly worth considering.

**Entrance Porch**

Double glazed front door with internal door to Lounge.

**Lounge**

Double glazed window. Radiator. Recess with stairs to first floor.

**Kitchen / Breakfast Room**

Double glazed window to the rear. Double glazed door to rear garden. Comprising a range of matching wall and base units. Work surfaces with inset one and a half bowl stainless steel sink and drainer unit. Space for washing machine, fridge / freezer and gas cooker. Space for dining table. Radiator. Understairs cupboard housing electric consumer unit and gas meter. Wall mounted gas boiler.

**First Floor Landing**

Built-in cupboard housing hot water cylinder tank.

**Bedroom One**

Double glazed window to the front. Radiator.

**Bathroom**

Suite to comprise bath with electric shower over. Wash hand basin inset vanity unit. Low level W.C. Window to the rear. Part tiled walls. Radiator.

**Bedroom Two**

Double glazed window to the rear. Built-in cupboard. Radiator.

**Outside**

The rear patio garden is mainly paved with fenced borders.

**Off Street Parking**

Located at the front of the property with space for a vehicle.

Council Tax Band B











**5 Hill Side, Newhaven, BN9 9RJ**





## 5 Hill Side, BN9 9RJ

Approximate Gross Internal Floor Area = 73.1 sq m / 788 sq ft

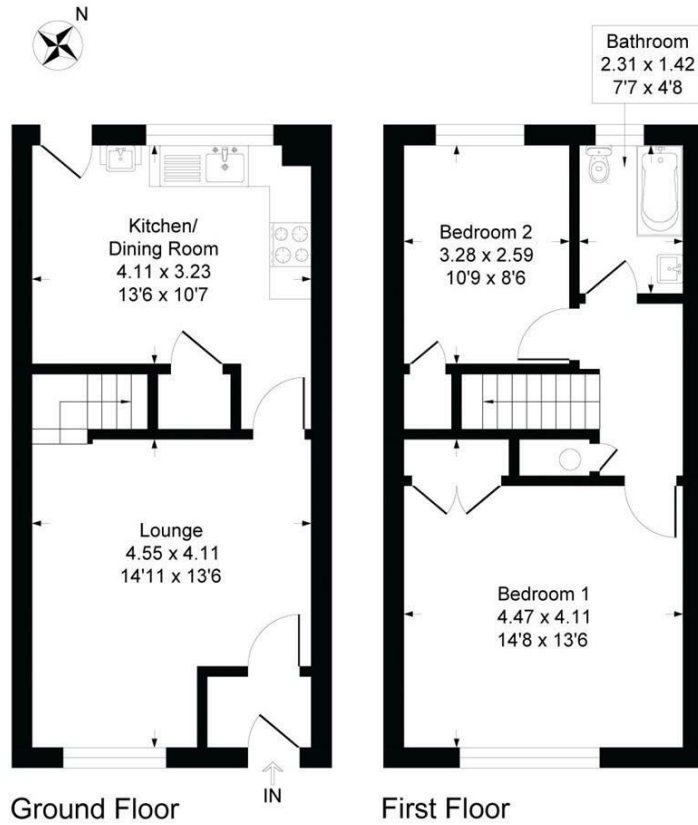


Illustration for identification purposes only, measurements are approximate, not to scale

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(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	

#### CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

