



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



**5 Hill Side
Newhaven
BN9 9RJ**



**** 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

General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

Measurements:

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

Services:

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.







5 Hill Side, Newhaven, BN9 9RJ



5 Hill Side, BN9 9RJ

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

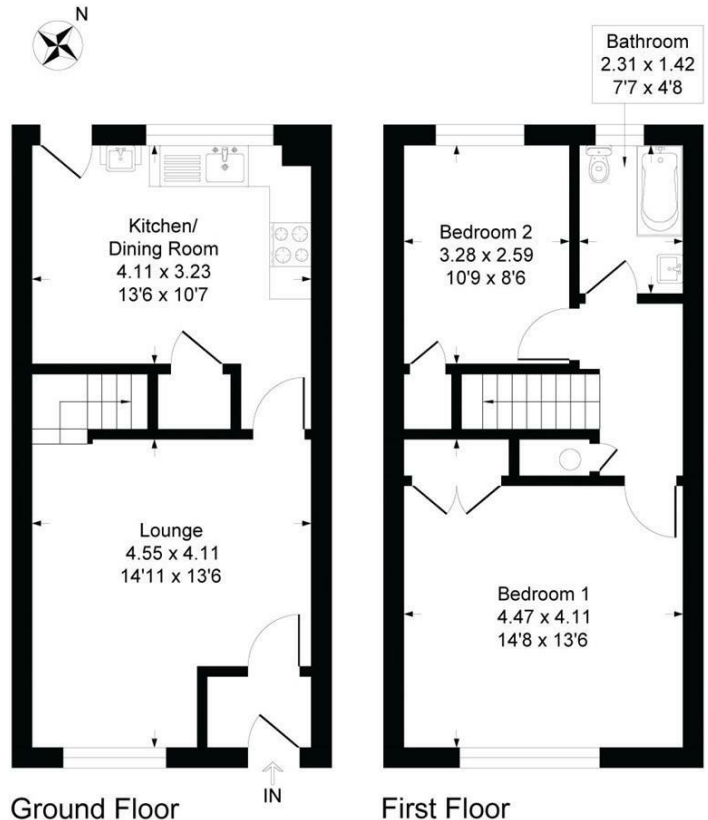


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CONTACT

18 Sutton Park Road
 Seaford
 East Sussex
 BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

