

Avard
Estate Agents

# Evelyn Avenue

, Newhaven, BN9 9SQ

**Asking price £265,000**

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# Evelyn Avenue





## Description

Avard Estate Agents are delighted to offer for sale this beautifully presented two-bedroom Victorian terraced house, situated in the desirable Evelyn Avenue. Lovingly maintained by the current owners, this charming property effortlessly combines attractive period style features with modern comforts, creating a wonderful home full of character and warmth.

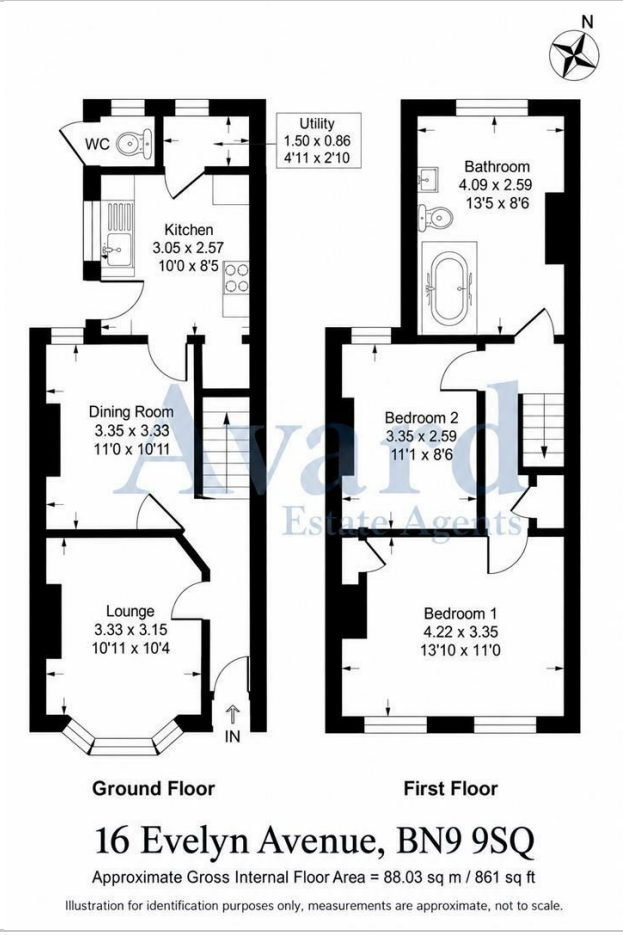
- Attractive Two-Bedroom Victorian Terraced House
- Charming Period Style Features and Fireplaces
- Separate Utility/Laundry Room
- Stylish Bathroom with Freestanding Roll-Top Bath
- Low-Maintenance Rear Garden
- Two Spacious Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Two Generously Sized Double Bedrooms
- Attractive Original-Style Tiled Entrance Hallway
- Early Internal Viewing Highly Recommended



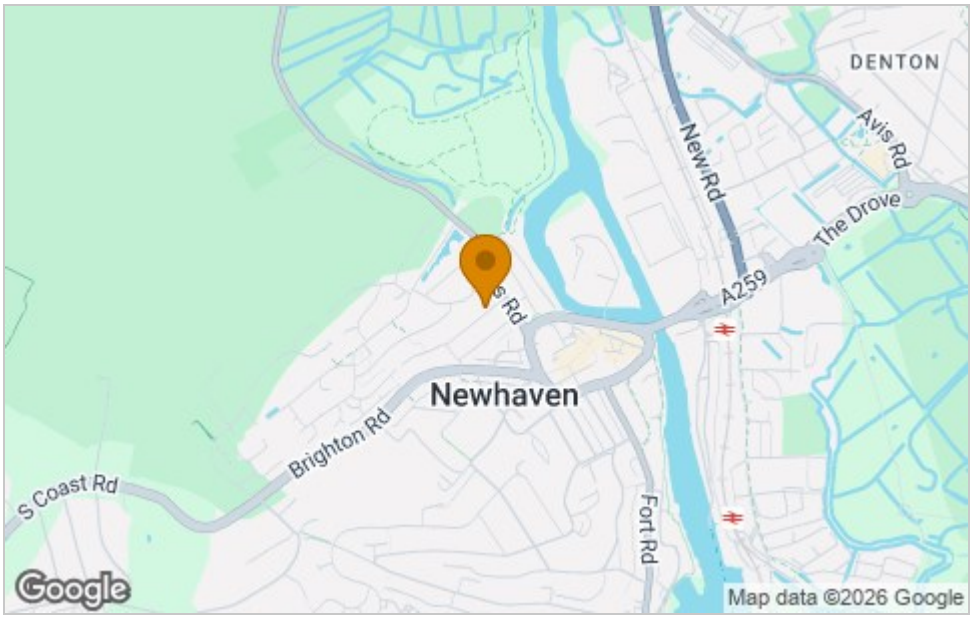



We're partying with
THE QUEEN!
June 2012

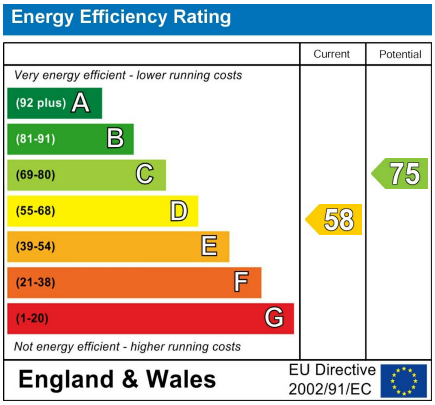
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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