



25 CELANDINE WAY, NEWHAVEN, BN9 9FF

£350,000

An opportunity to acquire this modern and spacious three double bedroom semi detached house, situated within the August Fields development on the outskirts of Newhaven. Constructed in 2022, the property is arranged over three floors and is well presented throughout, with the remainder of the original 10-year new-build warranty understood to remain.

On the ground floor, the accommodation comprises a spacious open-plan living, dining and kitchen area, together with a useful utility area and separate W.C. The first floor provides two double bedrooms and a modern family bathroom, whilst the second floor is occupied by the principal bedroom, which benefits from an en-suite shower room and built-in storage.

Outside, the property enjoys a private and easily maintained rear garden.

The property is situated at the end of the road and benefits from two allocated parking spaces. Bus services operating between Brighton and Eastbourne are available within approximately 300 metres, whilst Newhaven Town railway station and ferry port are approximately one and a quarter miles away.

Further benefits include gas-fired central heating, double glazing and the vendors being suited.

Please be aware that there is an annual charge of £480 for the upkeep of the communal areas.

- MODERN THREE DOUBLE BEDROOM SEMI DETACHED TOWN HOUSE
- CONSTRUCTED IN 2022 WITH THE REMAINDER OF THE 10 YEAR NEW BUILD WARRANTY
- OPEN PLAN LIVING, DINING AND KITCHEN AREA
- VENDORS SUITED
- USEFUL UTILITY AREA AND SEPARATE W.C.
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- BUS SERVICES OPERATING BETWEEN BRIGHTON AND EASTBOURNE ARE AVAILABLE WITHIN APPROXIMATELY 300 METRES
- NEWHAVEN TOWN RAILWAY STATION AND FERRY PORT ARE APPROXIMATELY ONE AND A QUARTER MILES





Ground floor

ENTRANCE HALL

Double glazed entrance door and double glazed window to side. Stairs to first floor. Door to:

OPEN PLAN LIVING DINING AND KITCHEN AREA

Living and dining area: Double glazed window to front and radiator.

Kitchen area: Double glazed window and door overlooking rear garden. Wall and base units. Work surface with inset four ring gas hob with splashback cooker hood above. Elevated electric double oven. Integrated fridge/freezer and dishwasher. Sink and drainer.

Door to

UTILITY ROOM

With wall and base units housing Vaillant gas fired boiler. Small work surface and double glazed window to side. Radiator. Integrated washing machine. Door to:

CLOAKROOM

Close coupled W.C and pedestal wash basin with splash back. Radiator.

First floor

LANDING

Double glazed window to side and stairs to second floor.

BEDROOM TWO

Two double glazed windows to front. Radiator.

BATHROOM

White suite comprising panelled bath with shower above. Wall mounted wash basin with mirror above and close coupled W.C.. Part tiled walls. Wall mounted heated towel rail.

Extractor fan.

BEDROOM THREE

Double glazed window to rear. Radiator.

Second floor

LANDING

Double glazed window to side. Door to:

BEDROOM ONE

Double glazed window to front. Radiator.

EN-SUITE SHOWER ROOM

Double glazed window to rear. Close-coupled W.C., pedestal wash basin with tiled splashback and shower enclosure. Door to eaves storage. Towel rail.

Outside

REAR GARDEN

Mainly laid to lawn with paved patio. Gated side access to front. Timber shed.

FRONT

Laid to paving with shrub planting. Wall mounted gas meter. Allocated off road parking for two vehicles.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.



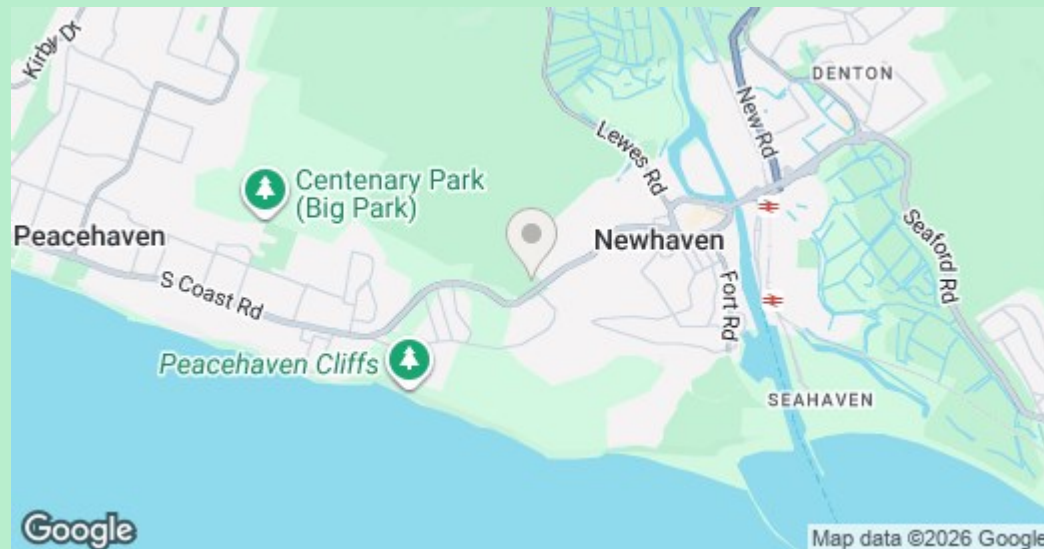
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004