



52 Arundel Road, Newhaven, BN9 0NF

ROWLAND  
GORRINGE



# 52 Arundel Road Newhaven BN9 0NF

## £365,000

An Immaculately presented 3 bedroom mid terrace house situated on the sought after 'Mount Pleasant' located in Denton Village.

This beautiful property is light and bright throughout with internal accommodation comprising; spacious open plan living/dining room equipped with centerpiece log burner and french double doors providing access out to the rear garden. The modern and slick kitchen is fitted with matching wall and base slab-style units. The kitchen is appointed with integrated appliances including dishwasher, induction hob, electric oven, double sink with drainer unit and combination tap. Also located on the ground floor can be found a W/C with hand wash basin.

To the first floor there are 3 bedrooms with bedroom 2 and 3 boasting beautiful views stretching from Tide Mills across to Piddinghoe lake. The pristine family bathroom has been fitted with a tiled white suite comprising; paneled P shaped bath, overhead rainfall shower, hand wash basin and W/C.

The rear garden is flooded with sunlight and features a full width patio, lawn space and a raised deck - perfect for hosting guests which is complete with a pergola and a timber shed.

To the back of the plot there is a fully insulated outbuilding equipped with electrics which is currently used as a home gym.

Further benefits of this property include off-road parking and stunning views.

Arundel Road is a highly desirable residential road that forms part of 'Mount Pleasant', a well considered district of Denton Village, near the port town of Newhaven. Geographically located at the foot of the South Downs. It is a few miles from Seaford, about 8 miles south of Lewes, and 15 miles east of Brighton. It is known for its historic buildings and its location looking out across Newhaven Harbour and Tide Mills. The village features a 13th-century church, a primary school and a pub. The area is within walking distance of the Newhaven town centre and train station, which offers convenient links to nearby towns and cities, including Brighton and London.

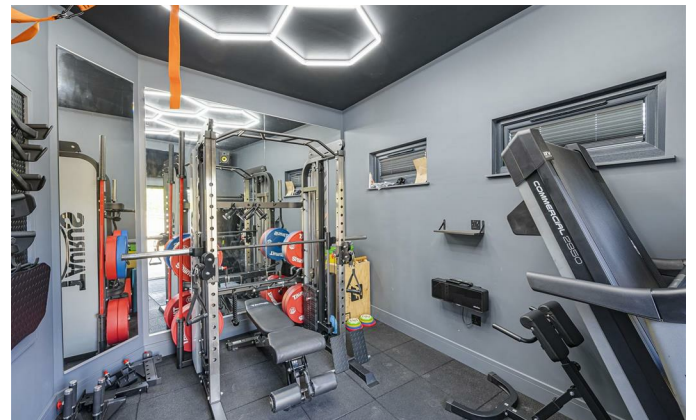


- Approximately 1095 sqft
- Sought After Location
- Attractive Rear Garden
- 3 Bedrooms
- Close to Countryside Walks
- Sea Views
- Off-Road Parking
- Open Plan Living
- Close to Local Amenities
- Immaculately Presented





|                    |                                |
|--------------------|--------------------------------|
| Kitchen            | 4.14m x 3.07 (13'6" x 10'0")   |
| Living/Dining Room | 7.01m x 5.11m (22'11" x 16'9") |
| W/C                |                                |
| Bedroom 1          | 3.30m x 3.20m (10'9" x 10'5")  |
| Bedroom 2          | 3.56m x 2.69m (11'8" x 8'9")   |
| Bedroom 3          | 2.54m x 2.21m (8'3" x 7'3")    |
| Bathroom           | 1.73m x 1.68m (5'8" x 5'6")    |
| Rear Garden        |                                |
| Gym/Studio         | 3.78m x 3.07m (12'4" x 10'0")  |
| Store              | 4.34m x 2.39m (14'2" x 7'10")  |
| EPC - C            |                                |
| Council Tax - B    |                                |







## 52 Arundel Road, BN9 0NF

Approximate Gross Internal Floor Area = 79.66 sq m / 858 sq ft

Outbuilding Area = 22.00 sq m / 237 sq ft

Total Area = 101.66 sq m / 1095 sq ft

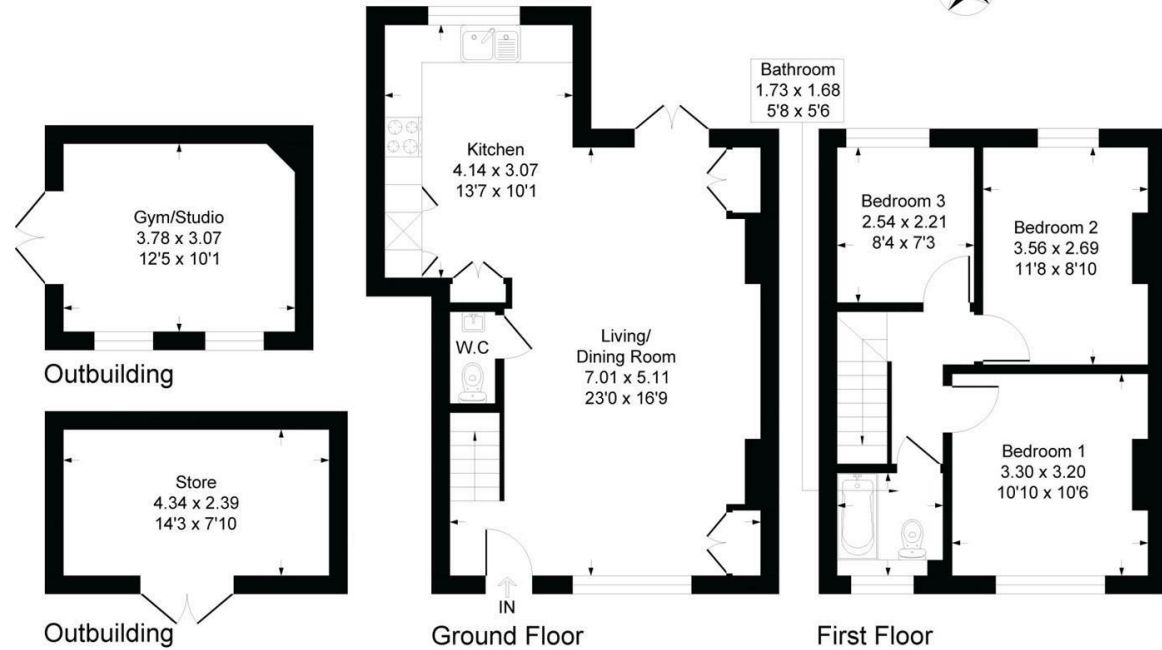


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrings Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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