

63 Beresford Road, Newhaven, BN9 0LY

ROWLAND GORRINGE

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Newhaven
BN9 0LY

Offers In Excess Of £379,950



This elevated, 3 bedroom detached bungalow is ideally situated on the sought after 'Mount Pleasant' located in the popular village of Denton. This property has many benefits including 28 Photovoltaic solar panels, air source heat pump and garage.

This energy efficient bungalow is light and bright throughout with internal accommodation comprising; welcoming entrance hall, spacious living room equipped with a beautiful centerpiece log burner and solid oak flooring throughout. The galley style kitchen is filled with natural light and provides access to the rear garden. The kitchen has a variety of built in appliances including, double electric oven, induction hob, sink, combination tap, drainer unit and space for further appliances.

There is three bedrooms two of which are doubles and one is a generous single. Bedroom one is spacious and fitted with full length wardrobes. The shower room is complete with large walk-in shower and hand was basin. There is one further separate w/c.

To the rear there is stairs leading down to an attractive west facing garden. The garden is mainly laid to lawn with a full width patio creating perfect space for relaxing or hosting guests. The garden provides access to the basement level study/storage room; a great versatile space. There is a further garage located in the garden which is equipped with a hot tub.

Beresford 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, St Leonard's, 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 1073 sqft
- Air Source Heat Pump
- Three Bedrooms
- Attractive Rear Garden
- 28 Solar Panels
- Deatched Bungalow
- Hot Tub
- Sought After Location



Kitchen	5.44 x 2.39 (17'10" x 7'10")
Living Room	5.28 x 3.71 (17'3" x 12'2")
Shower Room	1.68 x 1.63 (5'6" x 5'4")
W.C	1.65 x 0.79 (5'4" x 2'7")
Bedroom 1	3.43 x 3.35 (11'3" x 10'11")
Bedroom 2	2.69 x 2.39 (8'9" x 7'10")
Dining Room/Bedroom 3	3.12 x 2.97 (10'2" x 9'8")
Storage	2.69 x 2.11 (8'9" x 6'11")
Study	3.45 x 2.11 (11'3" x 6'11")
Garage	4.67 x 2.29 (15'3" x 7'6")

EPC - B

Council Tax - C











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Approximate Gross Internal Floor Area = 75.71 sq m / 815 sq ft
Garage Area = 10.68 sq m / 115 sq ft
Outbuilding Area = 13.27 sq m / 143 sq ft
Total Area = 99.66 sq m / 1073 sq ft

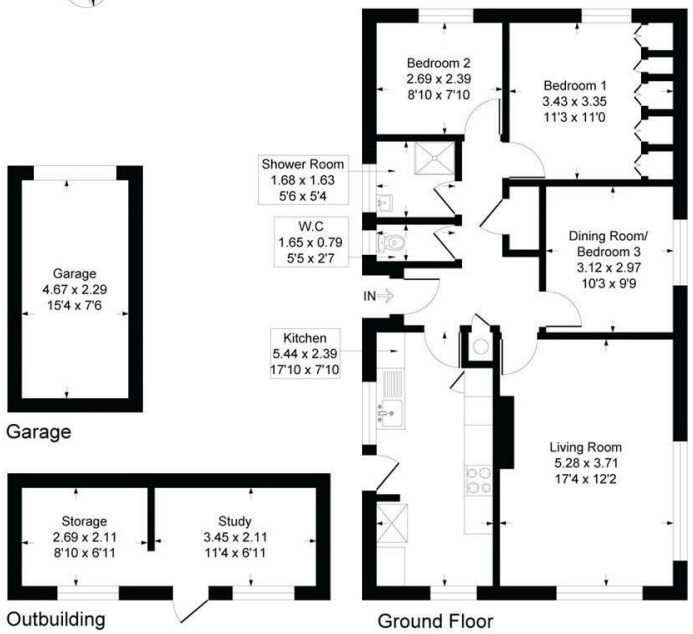


Illustration for identification purposes only, measurements are approximate, not to scale

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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.