



3 The Rose Walk, Newhaven, Sussex, BN9 9NH

ROWLAND  
GORRINGE



# 3 The Rose Walk Newhaven

Sussex

BN9 9NH

£325,000

An extended three bedroom end of terrace house with off road parking and east facing rear garden

The property is well presented throughout with accommodation comprising; entrance hall, formal dining room, living room over looking the rear garden. The kitchen has been extended and refitted boasting matching wall and base cupboards with breakfast seating area. The utility area completes the downstairs accommodation. To the first floor there are three bedrooms and a modern bathroom. Outside to the front there is off road parking, whilst the rear is mainly laid to lawn with further patio seating area providing access to the basement storage.

Rose walk is conveniently located close to bus routes and is situated on the outskirts of Newhaven town centre. The town centre itself has a range of shops, cafes with further facilities including Seahaven swimming pool, various bus and train links to Brighton, Lewes, Eastbourne and London Victoria, as well as ferry links to the French port of Dieppe.



- Three Bedrooms
- Off Road Parking
- Two Reception Rooms
- Rear Garden
- Close to Bus Routes
- End of Terrace
- Basement with Storage
- Refitted Kitchen
- Freehold
- Close to Town Centre





Entrance Hall

Kitchen/ Dining Room 4.83m x 2.72m (15'10" x 8'11")

Living Room 6.17m x 3.35m (20'3" x 11")

Dining Room 3.40m x 3.40m (11'2" x 11'2")

Utility Room

Landing

Bedroom One 3.45m x 3.40m (11'4" x 11'2")

Bedroom Two 3.35m x 3.10m (11" x 10'2")

Bedroom Three 2.72m x 2.41m (8'11" x 7'11")

Bathroom

Rear Garden

Storage 2.49m x 2.24m (8'2" x 7'4")

Storage 2.82m x 2.49m (9'3" x 8'2")

EPC - D

Council Tax Band - C

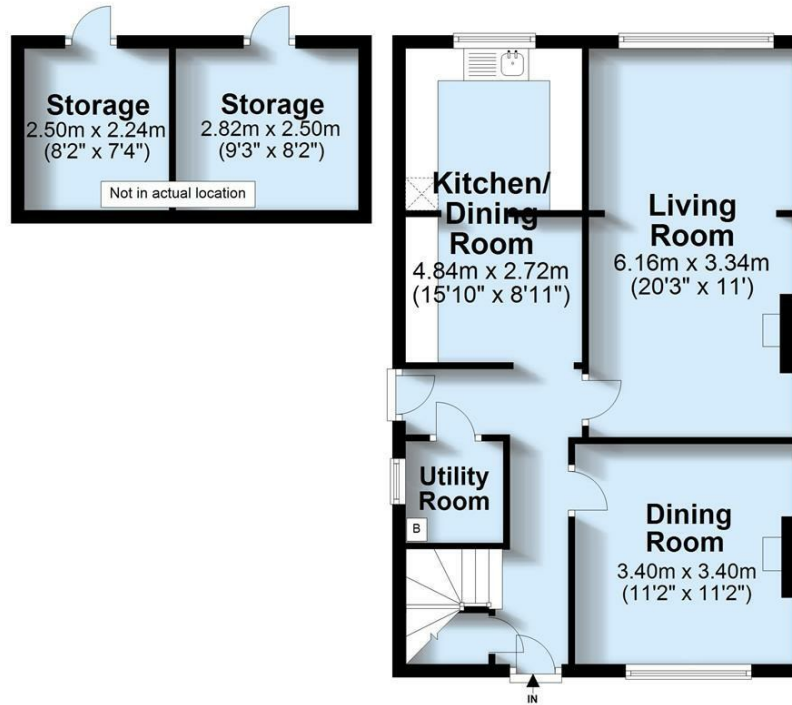






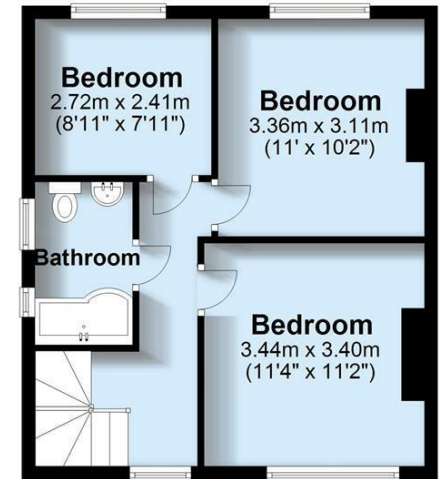
**Ground Floor**

Approx. 70.0 sq. metres (753.1 sq. feet)



**First Floor**

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 111.4 sq. metres (1199.4 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

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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.

