



Newberry Tully



91 Chapel Street, Newhaven, East Sussex, BN9 9QD

An end of terrace three bedroom period house on three floors in this convenient location with uninterrupted views of the River Ouse.

£350,000 Freehold

Newberry Tully - Independent Estate Agents

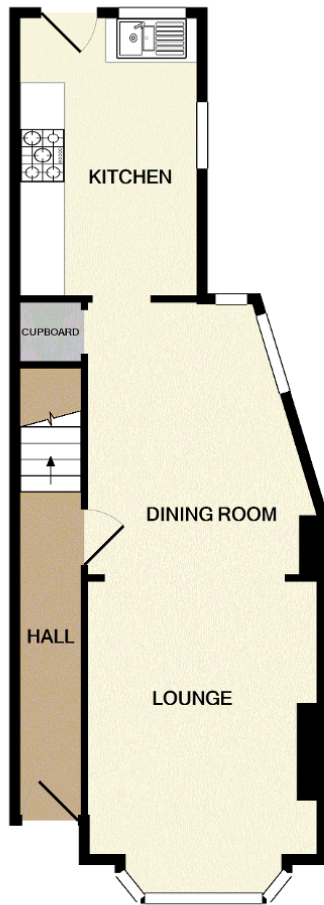
53 Church Street, Seaford, East Sussex, BN25 1LD

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk

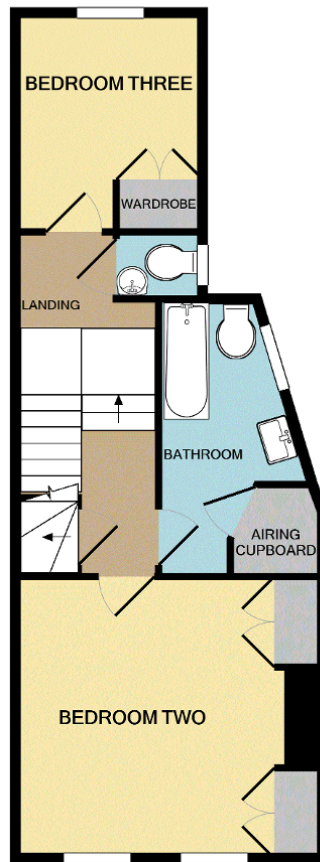


Newberry Tully

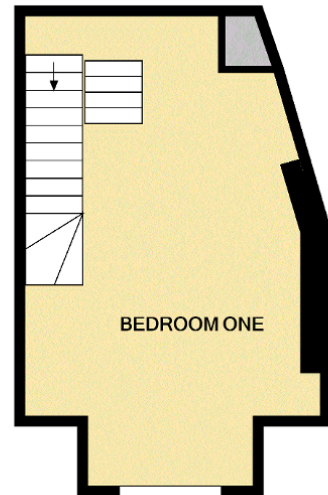
Chapel Street, Newhaven, East Sussex, BN9 9QD



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

Newberry Tully - Independent Estate Agents

53 Church Street, Seaford, East Sussex, BN25 1LD

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk

- End of terrace three storey period house
- Three bedrooms
- Lounge/Dining room
- Kitchen with door to courtyard
- Bathroom & Separate WC
- Views of the River Ouse
- Walking distance to Newhaven town centre
- Close to bus services & train station



GROUND FLOOR

Hall - Stairs to the first floor.

Lounge/Dining Room - Lounge area about 14'5 max into the bay x 10'8 (4.4m x 3.3m) Bay window to the front aspect with views towards the river. Built in window seat with storage below. Wood burning stove. Built in bookshelves. Dining area about 12'4 x 9'9 narrowing to 7'9 (3.8m x 3.0m narrowing to 2.4m) Pantry cupboard. Step down to the Kitchen.

Kitchen - about 12'9 x 8'5 (3.9m x 2.6m) Fitted with a range of matching units comprising wall cupboards and worktops with cupboards and drawers below. Inset five burner gas hob. Eye level electric oven. Inset ceramic one and a half bowl sink and drainer. Space and plumbing for slimline dishwasher. Space for fridge freezer. Door to the back garden.

FIRST FLOOR

Landing - Stairs to the second floor with cupboard under.

Bedroom Two - about 14'0 max into the wardrobes x 11'9 (4.3m x 3.6m) Windows to the front aspect with views of the river. Two built in wardrobes either side of the chimney breast.

Bedroom Three - about 9'3 x 8'0 (2.8m x 2.4m) Built in wardrobe. Window to the rear aspect. Fixed ladder providing access to a raised mezzanine sleeping platform with Velux window.

Bathroom - about 12'4 x 7'3 narrowing to 5'2 (3.8m x 2.2m narrowing to 1.6m) Fitted with a matching white suite. Panelled bath with shower above. Wash basin with vanity cupboard below. Low level WC. Airing cupboard housing hot water cylinder and wall mounted gas boiler. There is space and plumbing for a washing machine in the airing cupboard.

Separate WC - Low level WC. Wall hung wash basin.

SECOND FLOOR

Bedroom One - about 21'6 max into front dormer x 14'2 max (6.6m x 4.3m) Lovely views towards the river. Wood burning stove.

EXTERIOR

Outside - Front garden with steps up from the pavement to the property. Raised garden with established planting. Rear paved courtyard garden. Side gate with access to a shared path.

ADDITIONAL INFORMATION

Council tax band: B











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order, or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Conveyancer and/or Surveyor. A Buyer 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 with the sale particulars. All measurements are approximate and should not be relied on.

Newberry Tully - Independent Estate Agents

53 Church Street, Seaford, East Sussex, BN25 1LD

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk