



Newberry Tully



12 The Crescent, Newhaven, East Sussex, BN9 0PB

A three bedroom semi detached house located in an elevated position with views towards the South Downs. The property is about one mile from Newhaven town railway station and Sainsburys supermarket.

£300,000 Freehold

Newberry Tully - Independent Estate Agents

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

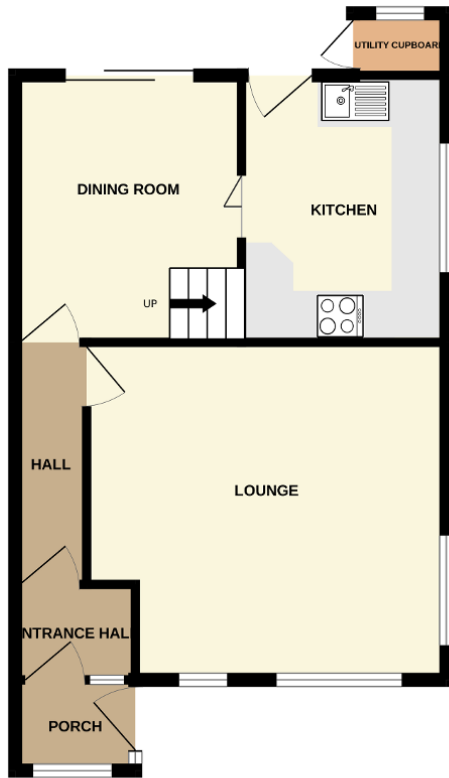
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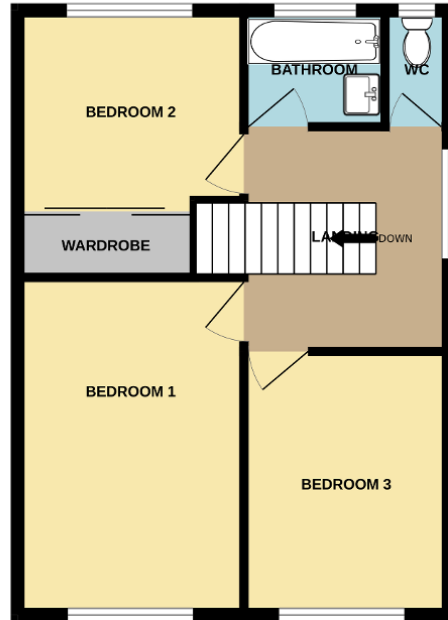
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## The Crescent, Newhaven, East Sussex, BN9 0PB

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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- Semi detached house
- Three bedrooms
- Bathroom and separate WC
- Two reception rooms
- Elevated position with downland views
- Garage & driveway
- Gas central heating
- Upvc double glazing



## GROUND FLOOR

**Porch** - Upvc enclosed porch with front door opening to the entrance hall.

**Entrance hall** - Space for hanging coats. Electric meter. Door opens to the hall.

**Lounge** - about 15'2 x 14'2 (4.6m x 4.3m) Dual aspect room.

**Dining Room** - about 11'3 x 9'6 (3.4m x 2.9m) Patio doors open to the back garden. Stairs to the first floor.

**Kitchen** - about 11'3 x 8'8 (3.4m x 2.6m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor fan above and electric oven below. Inset stainless steel sink and drainer. Integrated dishwasher. Integrated fridge and freezer. Dual aspect room. Door opens to the back garden.

## FIRST FLOOR

**Landing** - Access to loft space.

**Bedroom One** - about 14'4 x 9'8 (4.4m x 2.9m) Downland views to the front aspect.

**Bedroom Two** - about 11'3 x 9'8 (3.4m x 2.9m) Built in wardrobe. Window to the rear aspect.

**Bedroom Three** - about 11'0 x 8'8 (3.4m x 2.6m) Downland views to the front aspect.

**Bathroom** - Fitted with a matching white suite and comprising panelled bath with shower unit above and pedestal wash basin.

**Separate WC** - Fitted with a white WC.

## EXTERIOR

**Outside** - Front garden with area of lawn and a selection of planting. Driveway provides off road parking and leads to the garage. Steps up from the driveway to the front door. Side gate provides access to the back garden. Back garden fully decked. To the rear of the house is an outside cupboard which houses the gas boiler and there is space for a washing machine and tumble dryer.

**Garage** - about 20'0 x 8'10 (6.1m x 2.7m) Up and over door. Power & lighting. Gas meter.

## ADDITIONAL INFORMATION

Council tax band: C (Amount payable 2022/23: £2,076.44)











Stephen Newberry



Newberry Tully



Andrew Tully



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 84   B    |
| 69-80                    | C             | 71   C  |           |
| 55-68                    | D             |         |           |
| 39-54                    | 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.

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