



Arundel Road, NEWHAVEN BN9 0NF

welcome to

Arundel Road, NEWHAVEN

A beautifully refurbished 3 bedroom chalet bungalow in the sought-after Denton area, boasting stunning sea & Downs views. Offering open-plan living, versatile separate lounge, high-spec finishes, south-facing garden with summer house, plus garage and ample parking - this is a superb move-in ready home



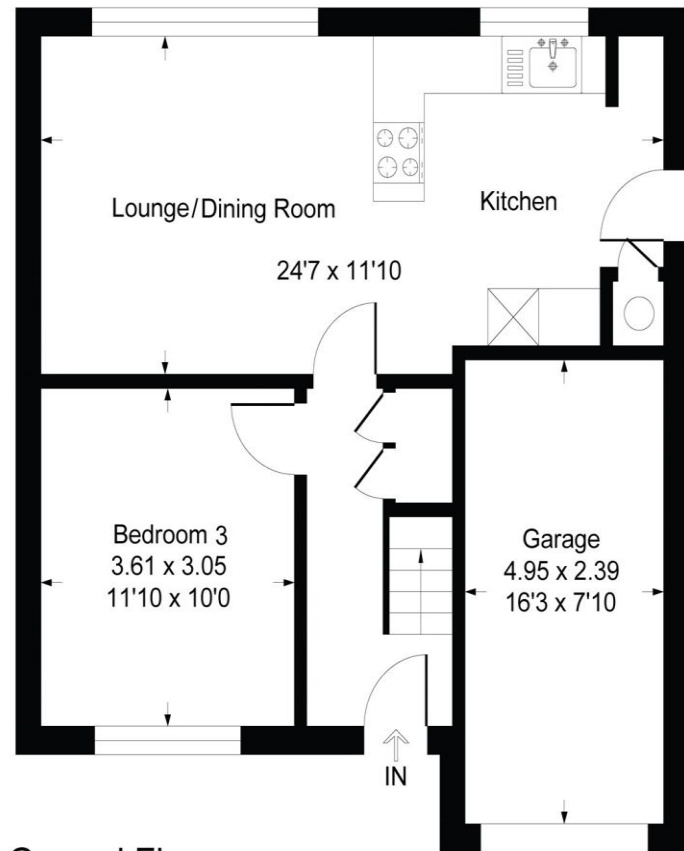
39 Arundel Road, BN9 0NF

Approximate Gross Internal Floor Area = 81.19 sq m / 874 sq ft

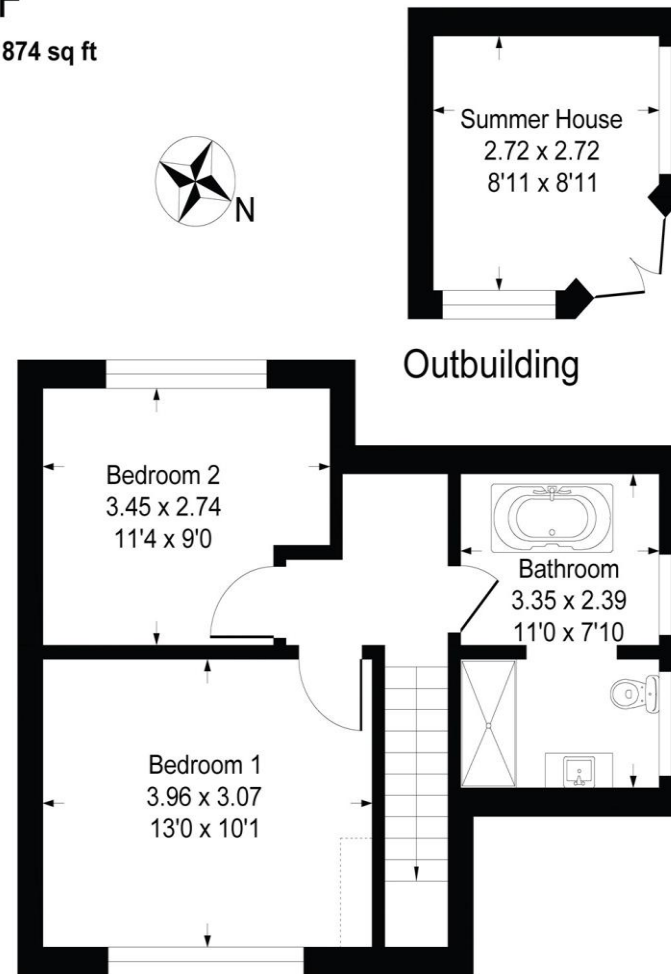
Garage Area = 11.82 sq m / 127 sq ft

Outbuilding Area = 6.74 sq m / 73 sq ft

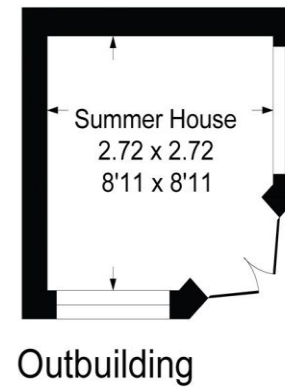
Total Area = 99.75 sq m / 1074 sq ft



Ground Floor



First Floor



Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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

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Arundel Road, NEWHAVEN

- 2/3 Bedroom Semi-Detached House
- Immaculately Presented Throughout
- Open-Plan Lounge/Diner
- Garage & Ample Off-Road Parking
- Rear Garden with Summer House & Power Connected

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA107966



Property Ref:
PEA107966 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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