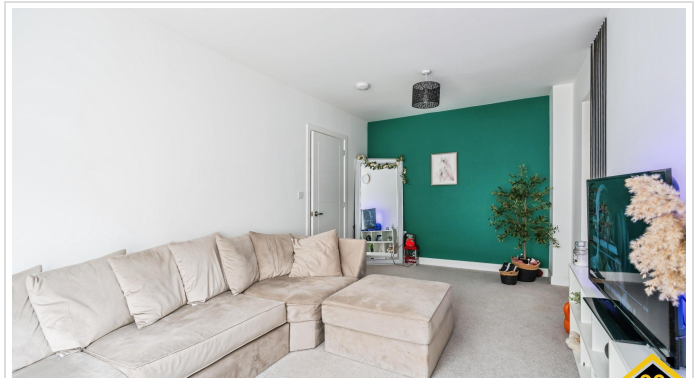


## 3 Bed Semi-Detached In Celandine Way , Newhaven, BN9 9FF

£395,000







## SHORT DESCRIPTION

Property Ref: 15796 Welcome to this beautifully presented 3-bedroom home located on Celandine Way, Newhaven (BN9 ). This delightful property offers comfortable living across two floors, ideal for families or professionals seeking a modern and convenient lifestyle. The ground floor comprises a spacious living room filled with natural light, creating a warm and inviting atmosphere. The well-designed kitchen provides ample storage and workspace, perfect for everyday cooking and dining. The property features three generous bedrooms and two bathrooms, offering flexibility and comfort for residents. Externally, the home benefits from both a front garden and a private rear garden, ideal for outdoor activities and relaxation. Additionally, the property includes a driveway and allocated parking, providing convenience and secure off-street parking. Further benefits include central heating and a desirable residential location close to local amenities, schools, transport links, and scenic coastal surroundings. This is a fantastic opportunity to secure a well-maintained home in a sought-after area — early viewing is highly recommended. Property Type: Semi-detached Full selling price: £395000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: B Measurement: 1097 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Allocated, Driveway Heating Type: Central Heating, Double Glazing Chain Sale or Chain Free: Chain free Possession of the property: Tenanted -----

3

Bed Room(s)

2

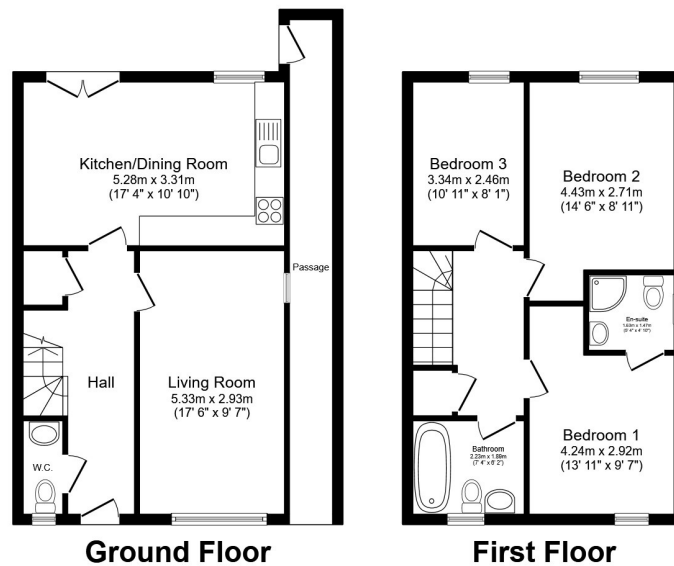
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 101.9 sq.m. (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	93 square metres

### Rules on letting this property

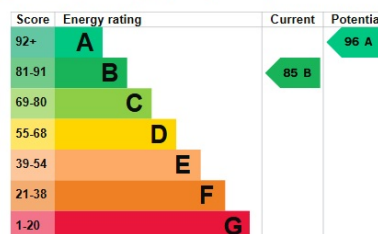
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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