



68, Evelyn Avenue, Newhaven, BN9 9SG

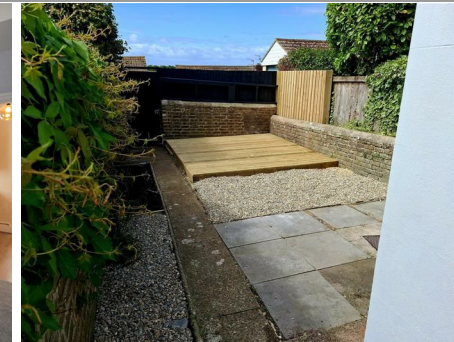
Spencer
& Leigh

68, Evelyn Avenue,
Newhaven, BN9 9SG

£1,550 Per Month -

- Newly refurbished terraced house
- Three first floor bedrooms
- Two ground floor reception rooms
- Contemporary kitchen with appliances included
- White bathroom suite & separate first floor WC
- Bright and airy interior
- Low maintenance rear garden
- Beautiful distant views from first floor
- Available immediately, unfurnished
- Popular location in a quiet road

OPEN DAY - FRIDAY 12TH JUNE. This attractive bay fronted house has been tastefully refurbished, creating a bright and airy interior with an "inviting" atmosphere. The ground floor features two versatile reception rooms, an impressive kitchen which includes appliances and a white bathroom suite with a shower over the bath. The first floor is home to the three bedrooms and a separate WC. There is a low maintenance rear garden which features a newly fitted timber deck. Beautiful distant views towards farmland can be enjoyed from the first floor. The property is available to let with immediate possession on an unfurnished basis. internal viewing is highly recommended. COUNCIL TAX - BAND B.



Lounge
11'0" x 10'5"

Dining Room
13'11" x 11'1"

Kitchen
10'1" x 8'4"

Bathroom

Bedroom 1
13'11" x 11'0"

Bedroom 2
11'1" x 8'8"

WC

Bedroom 3
10'3" x 8'4"

Property Information

Council Tax Band C: £2,202.46 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Free on-street parking

Broadband: Standard Up to 19 Mbps, Superfast 80 Mbps,

Ultrafast Full Fibre Up to 1800 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Lewes
Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor

Area: 45.0 m² ... 485 ft²

First Floor

Area: 40.0 m² ... 431 ft²

Total Area: 85.0 m² ... 915 ft²

All measurements are approximate and for display purposes only.