



**Price**  
**£285,000**

**Freehold**

3x  1x  1x 

**Lewes Road, Newhaven,  
BN9**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Excellent town centre location
- Good size rear garden with patio and lawn area
- Immaculate modern property which has been modernised to an exceptionally high standard
- Fully integrated kitchen / breakfast room and includes quartz work tops

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge / Diner: 14'3 x 9'10 (4.35m x 3.00m)

Kitchen / Breakfast Room: 14'9 x 8'1 (4.50m x 2.47m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'11 x 9'10 (3.63m x 3.00m)

Bedroom 2: 9'10 x 8'7 (3.00m x 2.62m)

Bedroom 3: 8'10 x 8'4 (2.69m x 2.54m)

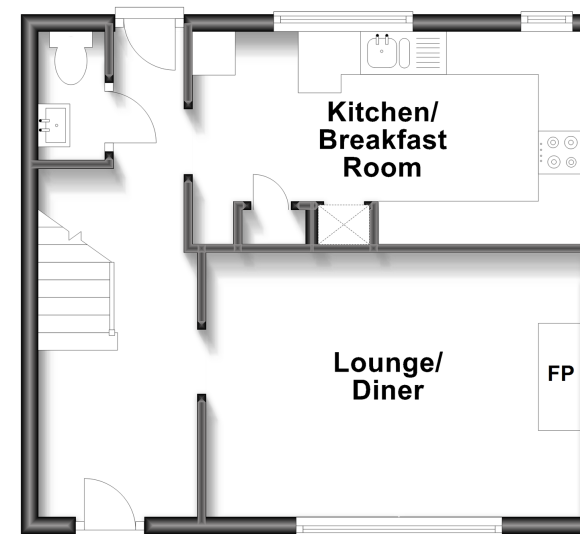
Bathroom

### OUTSIDE

Front & Rear Garden

## Ground Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



**Call Peacehaven - 01273 584511 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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