



Price
£365,000

Freehold

4x  2x  1x 

**Western Road,
Newhaven, East Sussex,
BN9**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Semi-detached house with flexible accommodation**
- **Large rear garden with summerhouse**
- **Close to the local shops & amenities**
- **Open planned kitchen/dining room**
- **Stunning views over the surrounding area**
- **No onward chain**
- **Excellent public transport links including train station nearby**

Accommodation

GROUND FLOOR

Porch
Lounge/Dining Room: 22'5 x 14'6 (6.84m x 4.42m)
Kitchen: 17'7 x 8'6 (5.36m x 2.59m)
Utility Room
Conservatory: 10'2 x 6'0 (3.10m x 1.83m)
Bedroom 1: 17'0 x 12'11 (5.19m x 3.94m)
En-Suite Shower Room
Workshop

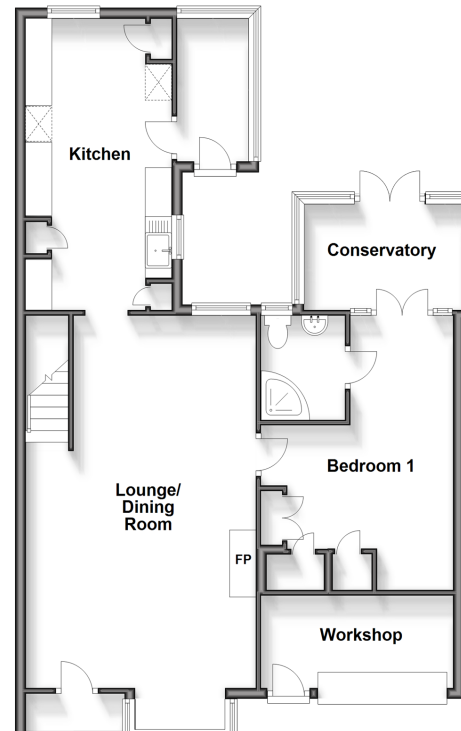
FIRST FLOOR

Landing
Bedroom 2: 13'0 into bay x 11'1 (3.97m x 3.38m)
Bedroom 3: 11'3 x 8'10 (3.43m x 2.69m)
Bedroom 4: 11'4 x 8'7 (3.46m x 2.62m)
Family Bathroom
Separate Toilet

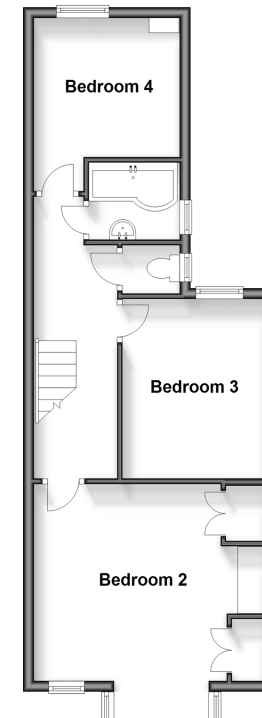
OUTSIDE

Driveway
Front & Rear Gardens
Shed
Summer House

Ground Floor
Approx. 84.4 sq. metres (908.2 sq. feet)



First Floor
Approx. 46.4 sq. metres (499.3 sq. feet)



Call Peacehaven - 01273 584511 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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