



**Price**  
**£475,000**

**Freehold**

4x  3x  1x 

**Horizon, Claremont  
Road, Newhaven, East  
Sussex, BN9**

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## Accommodation

### GROUND FLOOR

Entrance Hall

Living Room: (L-shaped) 17'11 x 16'11  
(5.46m x 5.16m) plus 12'7 x 9'7 (3.84m x 2.92m)

Balcony 1

Cloakroom

### LOWER GROUND FLOOR

Hallway

Kitchen/Dining Room: (L-shaped) 17'9 x 16'9 (5.41m x 5.11m) plus 12'8 x 9'6 (3.86m x 2.90m)

Utility Room: 9'3 x 5'6 (2.82m x 1.68m)

Bedroom 4: 16'6 x 9'4 (5.03m x 2.85m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: (L-shaped) 17'11 x 12'8 (5.46m x 3.86m) plus 8'11 x 7'11 (2.72m x 2.41m)

En-Suite Shower Room

Balcony 2

Bedroom 2: 16'8 x 9'6 (5.08m x 2.90m)

Bedroom 3: 13'9 x 8'1 (4.19m x 2.47m)

Bathroom

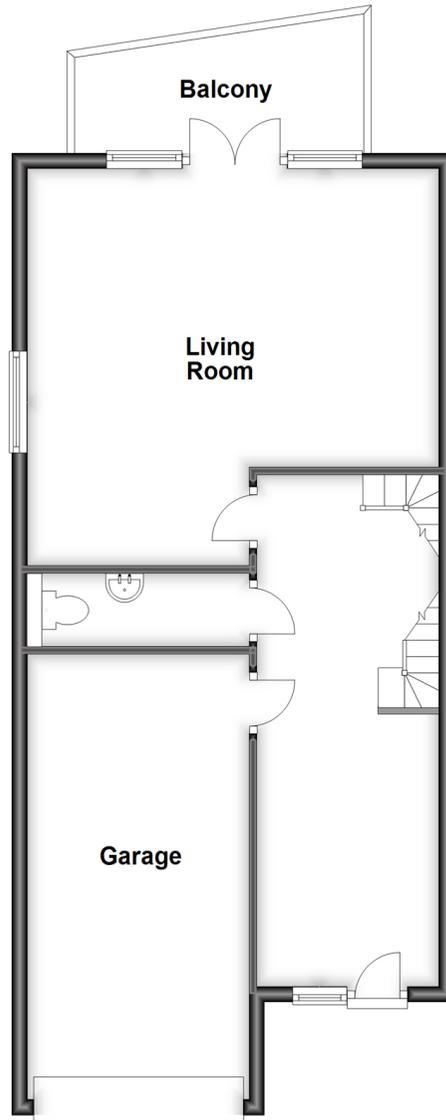
### OUTSIDE

Private Drive & Garage

Rear Garden

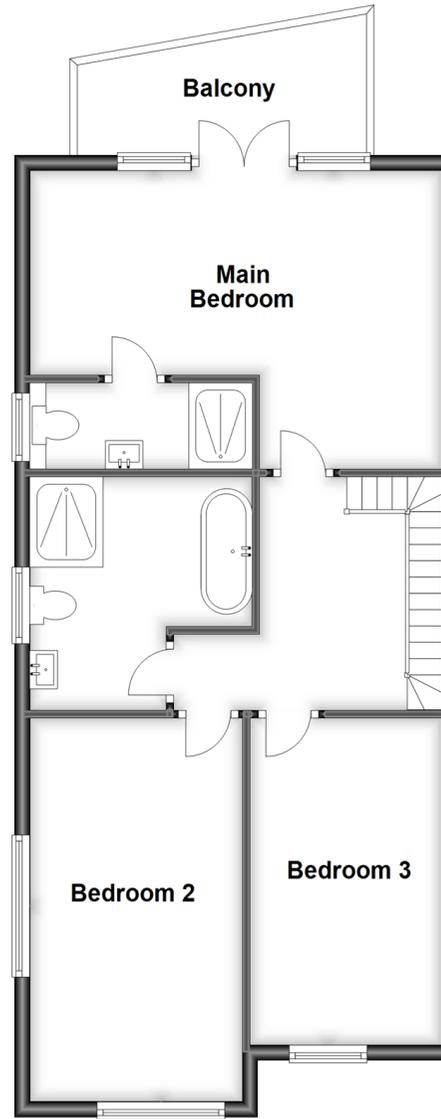
### Ground Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



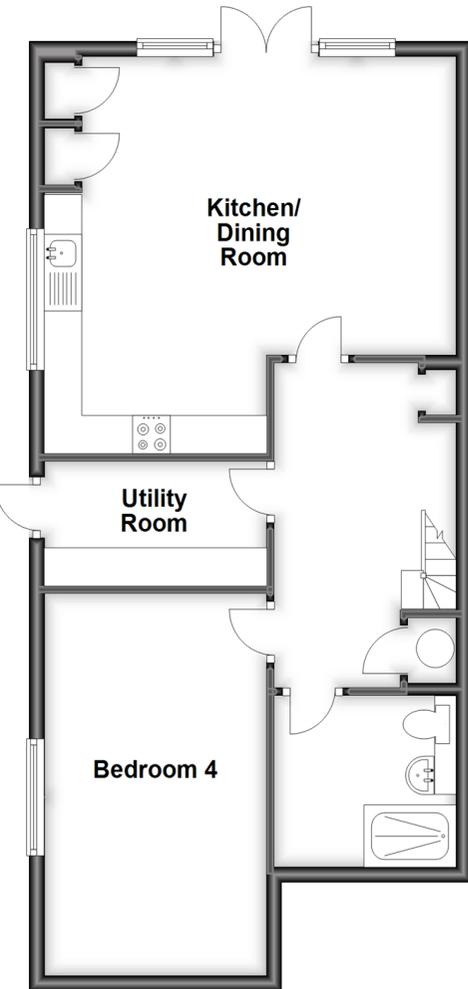
### First Floor

Approx. 64.6 sq. metres (695.2 sq. feet)



### Lower Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)





## Main features

- Stylish & contemporary new homes
- Spacious layouts over 2000 sq ft, ideal for entertaining
- Balconies to the lounge and main bedroom
- Stunning coastal views
- Private drive, garage, EV charging point ground source heat pump
- \*Photos are of the show home for illustrative purposes only finishes and layouts may vary.



### Nearest Schools

Primary Schools: Denton Community Primary 0.8 miles, Southdown Junior School 1.4 miles, Meeching Valley Primary 2.1 miles



### Transport Information

Train Stations: Newhaven Town 1.1 miles, Newhaven Harbour 1.2 miles, Bishopstone 2.1 miles



### Address

Horizon, Claremont Road, Newhaven, East Sussex, BN9



### Directions

For directions to this property please contact us.



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Call Peacehaven Branch 01273 584511 ■ [cubittandwest.co.uk](https://www.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