



**Price**

**£180,000**

**Freehold**

2x  1x  1x 

**Downland Caravan Park,  
Court Farm Road,  
Newhaven, East Sussex,  
BN9**

**cubitt&west**  
Helping you move forwards



## Main features

- **Modern Kitchen**
- **Bathroom with bath and separate shower**
- **Elevated position with views**
- **Gas central heating with double glazing throughout**
- **Spacious dual aspect lounge and dining room**

## Accommodation

### GROUND FLOOR

Lounge/Diner: 19'3 x 14'4 (5.87m x 4.37m)

Kitchen: 10'4 x 9'1 (3.15m x 2.77m)

Bedroom 1: 10'4 x 9'3 (3.15m x 2.82m)

Bedroom 2: 10'2 x 9'4 (3.10m x 2.85m)

Bathroom



### Transport Information

Train Stations: Newhaven Town 1.7 miles, Newhaven Harbour 1.9 miles, Southease 3.3 miles

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



31810792/20240313/CY/DGK