



**Price**  
**£340,000**

**Freehold**

3x  2x  1x 

**Portland Terrace, South  
Heighton, Newhaven,  
East Sussex, BN9**

**cubitt & west**  
Helping you move forwards



## Main features

- Modern kitchen, bathroom and ensuite shower room
- Beautifully decorated throughout
- Offers fantastic views towards Piddinghoe
- Offered for sale with no onward chain
- Secure and safe rear garden
- Allocated parking

## Accommodation

### GROUND FLOOR

Lounge: 12'1 x 11'3 (3.69m x 3.43m)  
 Kitchen: 12'1 x 11'1 (3.69m x 3.38m)  
 Utility Room  
 Bathroom

### FIRST FLOOR

Bedroom 2: 12'4 x 11'2 (3.76m x 3.41m)  
 Bedroom 3: 11'1 x 7'1 (3.38m x 2.16m)

### SECOND FLOOR

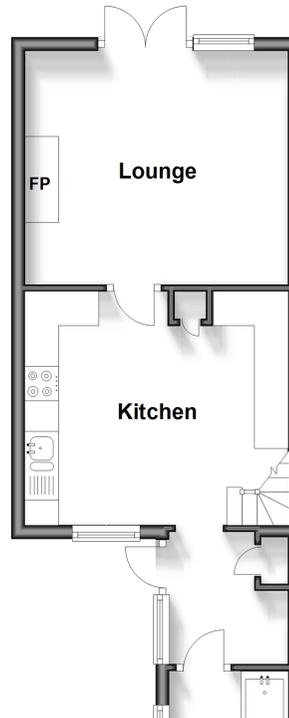
Main Bedroom: 12'4 x 10'6 (3.76m x 3.20m)  
 Ensuite Shower room

### OUTSIDE

Rear Garden

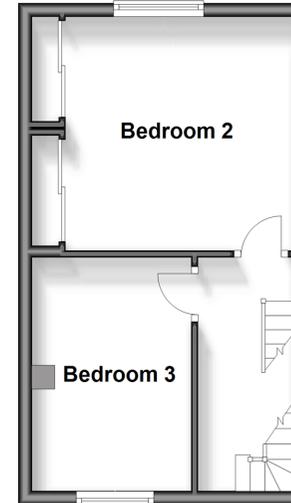
### Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



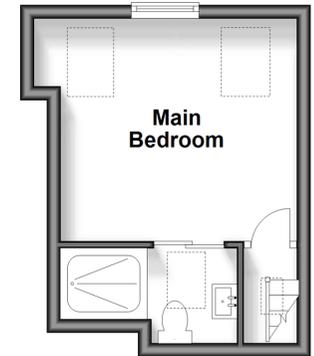
### First Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



### Second Floor

Approx. 16.5 sq. metres (177.3 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



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