



Price
£350,000

Freehold

3x  1x  1x 

**First Avenue, Newhaven,
East Sussex, BN9**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Wonderfully presented semi-detached house**
- **Great location - close to Newhaven town centre**
- **Modern kitchen and shower room**
- **Lovely mature garden filled with plants, shrubs, an idyllic fish pond and stream**
- **Excellent public transport links**

Accommodation

LOWER GROUND FLOOR

Hallway
 Workshop: 12'11 x 6'0 (3.94m x 1.83m)
 Storage Room: 6'0 x 4'0 (1.83m x 1.22m)

GROUND FLOOR

Entrance Hall
 Kitchen: 9'11 x 7'2 (3.02m x 2.19m)
 Breakfast Area: 17'4 x 5'3 (5.29m x 1.60m)
 Dining Area: 9'10 x 9'5 (3.00m x 2.87m)
 Lounge: 12'11 x 10'11 (3.94m x 3.33m)

FIRST FLOOR

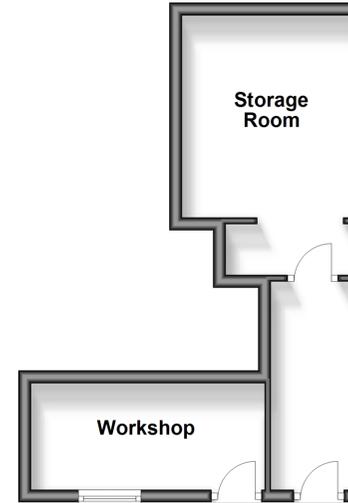
Landing
 Bedroom 1 : 13'0 x 9'10 (3.97m x 3.00m)
 Bedroom 2: 10'4 x 10'1 (3.15m x 3.08m)
 Bedroom 3: 6'10 x 6'3 (2.08m x 1.91m)
 Shower Room

OUTSIDE

Front & Rear Gardens
 Off Road Parking

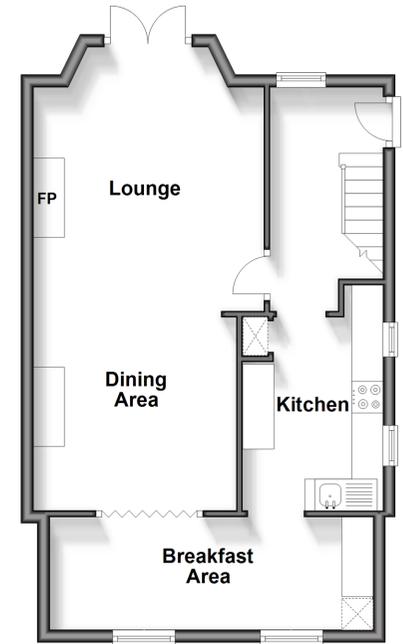
Lower Ground Floor

Approx. 21.7 sq. metres (233.6 sq. feet)



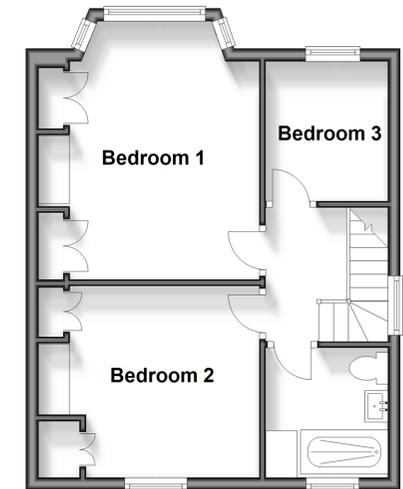
Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Call Peacehaven - 01273 584511 ■ 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.



31810825/20240322/DGK/DGK