



**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

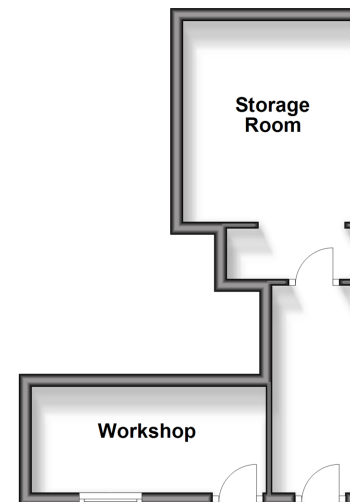
Landing  
Bedroom 1 : 13'0 x 9'10 (3.97m x 3.00m)  
Bedroom 2: 10'4 x 10'1 (3.15m x 3.08m)  
Bedroom 3: 6'10 x 6'3 (2.08m x 1.91m)  
Shower Room

### OUTSIDE

Front & Rear Gardens  
Off Road Parking

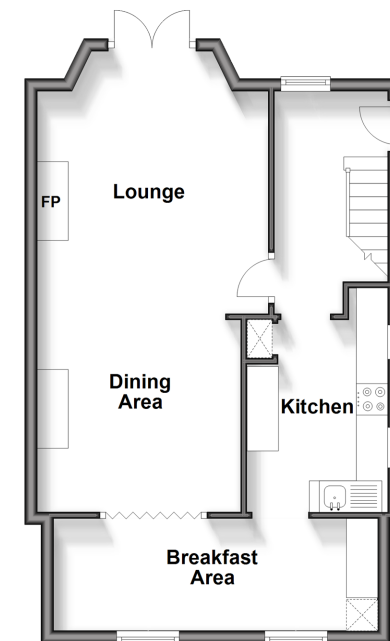
### Lower Ground Floor

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



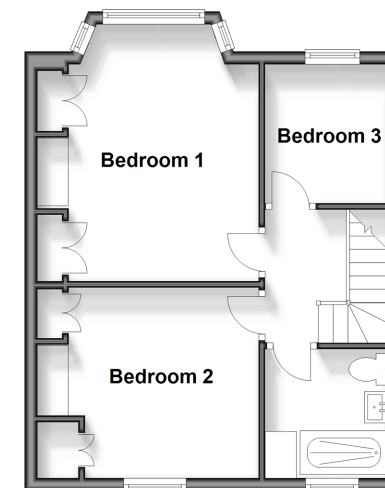
### Ground Floor

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](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
- 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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