



123 NEWHAVEN HEIGHTS, NEWHAVEN, EAST SUSSEX, BN9 9HF

£179,950

This well presented and chain free two double bedroom detached park home offers bright and spacious rooms with the lounge having windows to three side and the kitchen/breakfast room being dual aspect. The property further benefits from bedroom one having an en-suite shower room and walk in wardrobe.

Added benefits include off road parking, detached garage, low maintenance garden, double glazing and gas fired central heating with Hive active heating.

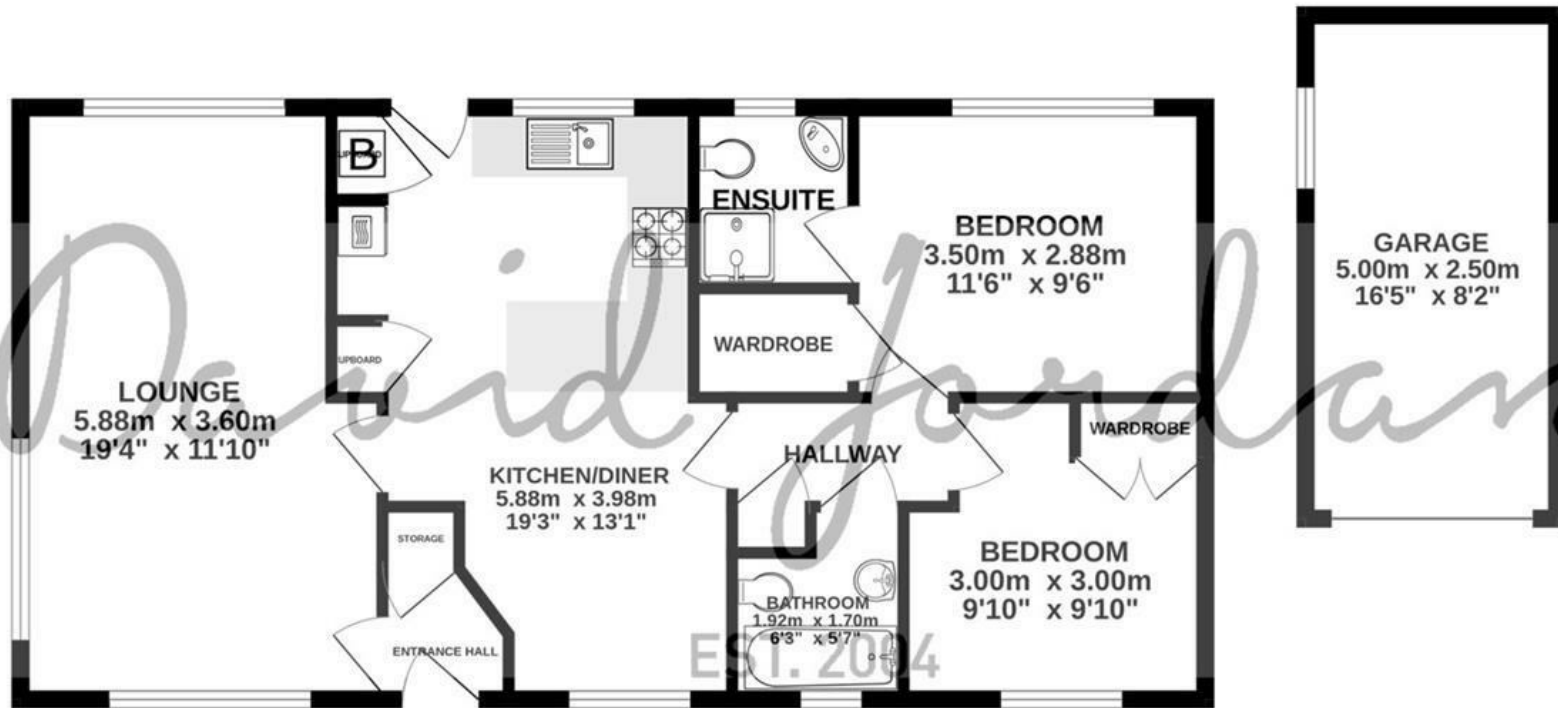
There is a pitch fee of £213.87 per month and water of £28.40 per month.

Please note that there is a 10% fee paid to the park owner upon all resales and no person under the age of 50 years may reside in a park home, with the exception of the park owner, park manager and their family.

- TWO DOUBLE BEDROOMS
- BEDROOM ONE HAVING A WALK IN WARDROBE AND EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING AND DETACHED GARAGE
- BEING SOLD WITH NO ONWARD CHAIN
- LOW MAINTENANCE FRONT AND REAR GARDEN
- TRIPLE ASPECT LOUNGE
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- THERE IS A PITCH FEE OF £213.87 PER MONTH AND WATER OF £28.40 PER MONTH



GROUND FLOOR
81.8 sq.m. (880 sq.ft.) approx.



123 NEWHAVEN HEIGHTS NEWHAVEN

TOTAL FLOOR AREA : 81.8 sq.m. (880 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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COUNCIL TAX BAND

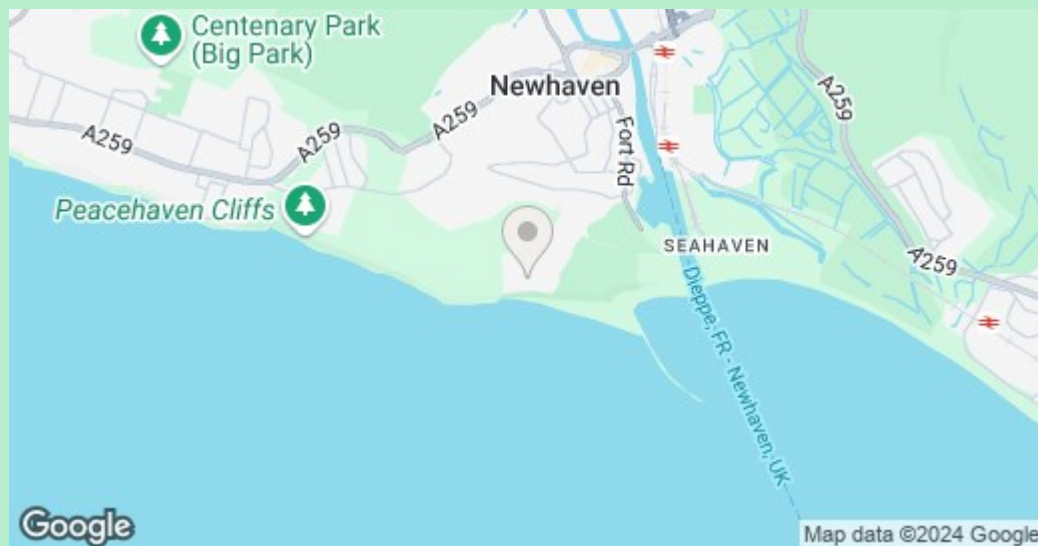
Local Authority: Lewes District Council

Council Tax Band: B

ENERGY PERFORMANCE

CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004