



## Fort Road, Newhaven



Asking Price  
**£125,000**  
 Share of Freehold

- STUDIO FLAT
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY/BUY TO LET
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD

Robert Luff & Co are delighted to bring to market this first floor studio apartment. Upon entry, there is a small hallway that includes built-in storage cupboards for added convenience. The open-plan kitchen, living, and bedroom area is spacious and well-designed, featuring a range of wall and base units with cupboards and drawers for storage. The kitchen is equipped with a built-in electric oven and hob, along with space for a washing machine and fridge/freezer. A large bay window at the front allows for plenty of natural light.

The bathroom is generously sized and fitted with a panelled bath with a mixer tap and overhead shower, a low-flush WC, and a washbasin. The room is fully tiled and includes a tiled floor.

Fort Road is a sought-after location in Newhaven, close to Newhaven Harbour, local shops, and amenities. Bus routes to Eastbourne and Brighton are within walking distance, and Newhaven Train Station provides convenient access to Lewes and London.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
 Luff & Co**  
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## Accommodation

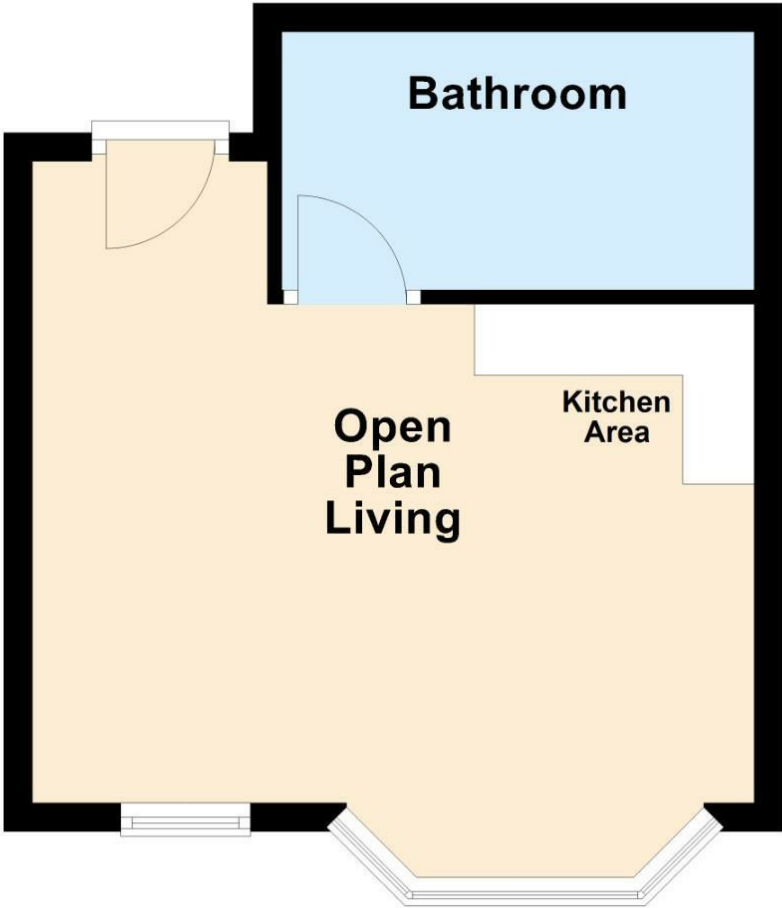
### Agents Notes


Tenure: Share Of Freehold  
Service Charge: As & When  
EPC Rating: D  
Council Tax Band: A




28 Blatchington Road, Hove, East Sussex, BN3 3YN  
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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.