



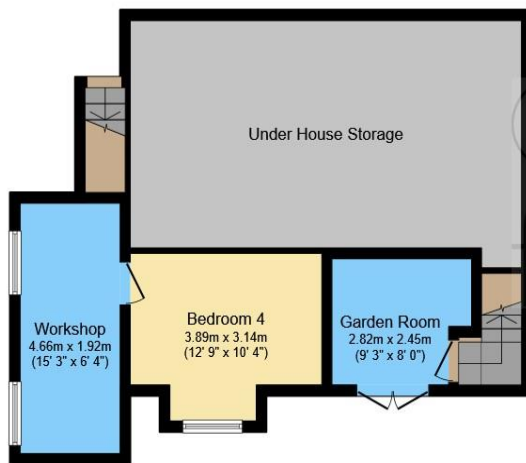
Hillcrest Road, Newhaven BN9 9EG

welcome to

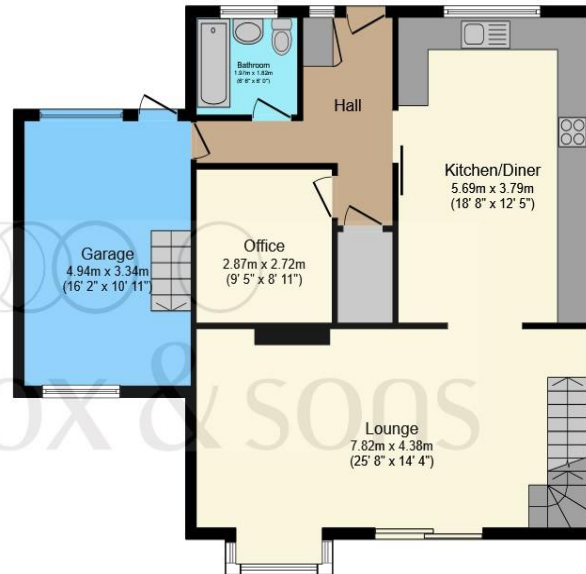
Hillcrest Road, Newhaven

Fox & Sons estate agents are pleased to offer for sale this 4/5 bedroom semi-detached house located in a popular area in Newhaven. The property is being sold with no ongoing chain and enjoys stunning views over towards Newhaven harbour and Seaford bay. Give us a call today to arrange your viewing!

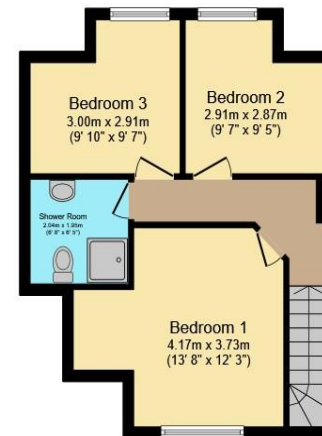




Lower Ground Floor



Ground Floor



First Floor

Total floor area 198.2 m² (2,134 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Ground Floor

Entrance Hall

Kitchen/Diner

18' 8" x 12' 5" (5.69m x 3.78m)

Bathroom

6' 6" x 6' (1.98m x 1.83m)

Office

9' 5" x 8' 11" (2.87m x 2.72m)

Cloakroom

Garage

16' 2" x 10' 11" (4.93m x 3.33m)

Lounge

25' 8" x 14' 4" (7.82m x 4.37m)

First Floor

Bedroom 1

13' 8" x 12' 3" (4.17m x 3.73m)

Bedroom 2

9' 7" x 9' 5" (2.92m x 2.87m)

Bedroom 3

9' 10" x 9' 7" (3.00m x 2.92m)

Shower Room

6' 8" x 6' 5" (2.03m x 1.96m)

Lower Ground Floor

Garden Room

welcome to

Hillcrest Road, Newhaven

- Semi-Detached Family House
- Spanning Over Three Floors with 4/5 Bedrooms
- 25ft Lounge with South Facing Balcony
- Stunning Views Over Newhaven Harbour and Across to Seaford
- Spacious & Versatile (Potential to Extend/Redevelop Existing Layout with Outline Planning Permission Granted)

Tenure: Freehold EPC Rating: D

£499,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA107547



Property Ref:
PEA107547 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 587222



Peacehaven@fox-and-sons.co.uk



233 South Coast Road, PEACEHAVEN, East
Sussex, BN10 8LD



fox-and-sons.co.uk