





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!













Ground Floor Entrance Hall

With newly fitted combi boiler. Doors off to the following;

Kitchen/Diner

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

Fitted kitchen with a comprehensive range of wall and base units, incorporating one and half bowl sink and drain unit, inset 5 ring induction hob, space and plumbing for washing machine and dishwasher, built in oven and microwave, ample space for dining table, engineered wood flooring, double glazed window to front aspect. Wall-mounted centrally heated radiator.

Bathroom

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

Modern fitted bathroom with a matching white suite comprising of a panelled bath with shower over, low-level WC, pedestal wash basin, heated towel rail and double glazed frosted window to the front aspect.

Office

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

Single glazed windows to side aspect, wall-mounted centrally heated radiator.

Cloakroom Garage

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

Lounge

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

Having a box bay window to the front aspect, wall mounted centrally heated radiator, featured log burner, sliding patio doors to balcony. Staircase rising to;

First Floor Bedroom 1

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

Double glazed windows to rear aspect and eave storage with fantastic far-reaching views.

Bedroom 2

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

Double glazed windows to front aspect

Bedroom 3

9' 10" x 9' 7" (3.00m x 2.92m)
Double glazed windows to front aspect

Shower Room

6' 8" x 6' 5" (2.03m x 1.96m) Fitted shower cubicle, low-level WC, tiled flooring, radiator and Velux window.

Lower Ground Floor

Staircase descend from living room into;

Garden Room

9' 3" x 8' 6" (2.82m x 2.59m)

Double patio doors providing access to rear garden. Wall-mounted centrally heated radiator.

Under House Storage

Bedroom 4

12' 9" x 10' 4" (3.89m x 3.15m) Double glazed box bay window to rear aspect, wall-mounted centrally heated radiator. Door into;

Workshop

15' 3" x 6' $4^{\frac{1}{n}}$ (4.65m x 1.93m) 2 single glazed windows to side aspect, with steps leading up to garage.

Front & Rear Gardens Driveway





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

Tenure: Freehold EPC Rating: D

Council Tax Band: D



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

offers in the region of

£475,000







Hill Crest Rd Hill Crest Rd Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

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

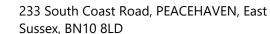


Property Ref: PEA107547 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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.



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