



**Church Hill Lodge Church Hill, Newhaven BN9 9LQ**



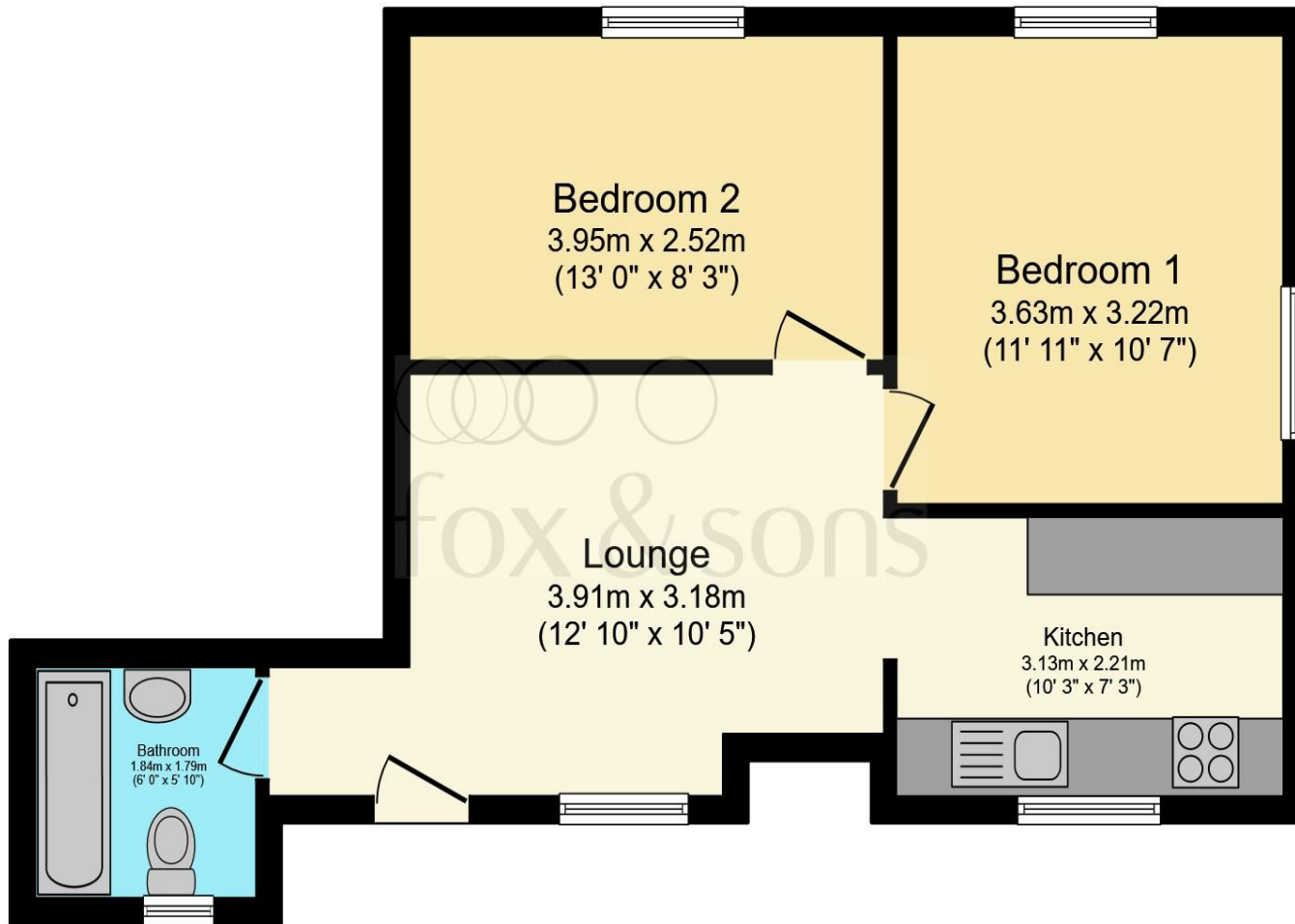
**welcome to**

## **Church Hill Lodge Church Hill, Newhaven**

**\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\***

Top-floor Two bedroom apartment with private entrance, long lease & roof terrace. Moments from amenities, Newhaven Town Station & bus links into Brighton & beyond. A MUST SEE! Get in touch to arrange your viewing today.





## Entrance Hall

## Lounge

12' 10" x 10' 5" ( 3.91m x 3.17m )

## Kitchen

10' 3" x 7' 3" ( 3.12m x 2.21m )

## Bedroom One

11' 11" x 10' 7" ( 3.63m x 3.23m )

## Bedroom Two

13' x 8' 3" ( 3.96m x 2.51m )

## Family Bathroom

6' x 5' 10" ( 1.83m x 1.78m )

## Communal Roof Terrace

Total floor area 46.7 m<sup>2</sup> (503 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](http://www.focalagent.com)

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## **Church Hill Lodge Church Hill, Newhaven**

- Two Double Bedrooms
- Top-Floor Apartment
- Council Tax Band A
- Long Lease
- Communal Roof Terrace

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 3100.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PEA107830](https://fox-and-sons.co.uk/Property/PEA107830)



Property Ref:  
PEA107830 - 0003

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