



Price
£265,000

Freehold

3x  1x  1x 

**Clifton Road, Newhaven,
East Sussex, BN9**

cubitt & west
Helping you move forwards



Main features

- Spacious terraced house situated close to Newhaven railway station
- Lovely sized lounge/diner
- Bathroom with bath & separate shower cubicle
- Decked rear garden
- Easy access to the local shops & schools
- Only a short drive to Eastbourne
- Ideal family home

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Diner: 13'0 x 12'5 (3.97m x 3.79m)
 Kitchen/Breakfast Room: 12'3 x 8'0 (3.74m x 2.44m)
 narrowing to 7'8 x 4'4 (2.34m x 1.32m)

FIRST FLOOR

Landing
 Bedroom 2: 14'2 x 13'9 (4.32m x 4.19m)
 Bedroom 3: 11'4 x 8'4 (3.46m x 2.54m)
 Bath & Shower Room

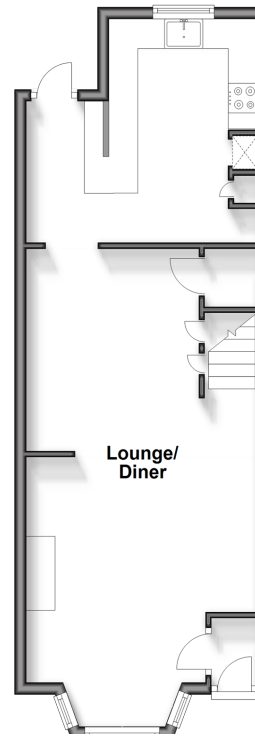
SECOND FLOOR

Landing
 Bedroom 1: 17'6 x 13'4 (5.34m x 4.07m)

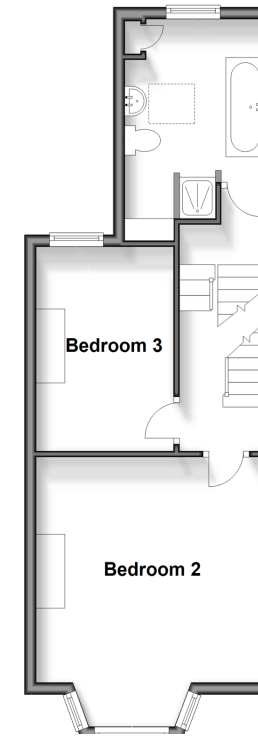
OUTSIDE

Rear Garden

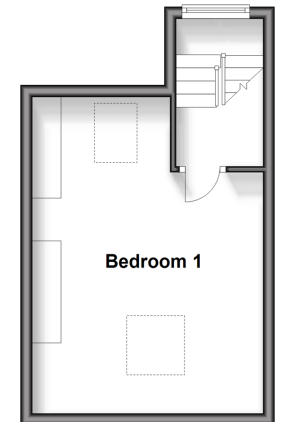
Ground Floor
 Approx. 44.2 sq. metres (475.5 sq. feet)



First Floor
 Approx. 40.2 sq. metres (433.1 sq. feet)



Second Floor
 Approx. 23.4 sq. metres (251.8 sq. feet)



Call Peacehaven - 01273 584511 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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