

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**  
**£265,000**  
**Freehold**

3x  1x  1x 

Powell Gardens, Newhaven, East Sussex,  
BN9

**cubitt&west**  
Helping you move forwards





## Main features

- Bright and airy good size lounge/diner
- Good size double bedrooms
- Downstairs cloakroom
- Front and rear garden
- Detached garage with the benefit of off-road parking

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Kitchen: 9'4 x 8'0 (2.85m x 2.44m)  
Living Room/Diner: 17'5 x 16'0 (5.31m x 4.88m)

### FIRST FLOOR

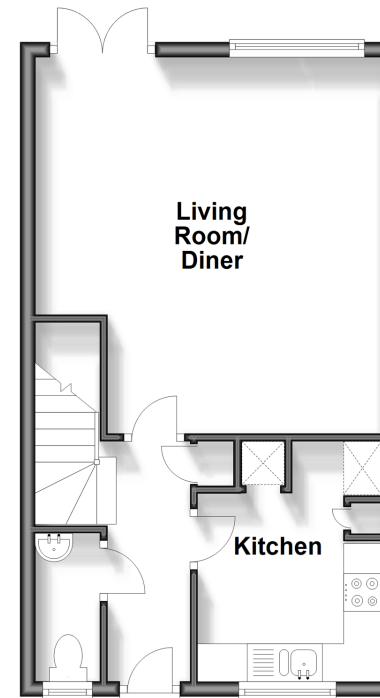
Landing  
Bedroom 1: 13'2 x 8'7 (4.02m x 2.62m)  
Bedroom 2: 10'9 x 8'7 (3.28m x 2.62m)  
Family Bathroom  
Bedroom 3: 8'6 x 6'0 (2.59m x 1.83m)

### OUTSIDE

Rear Garden  
Garage

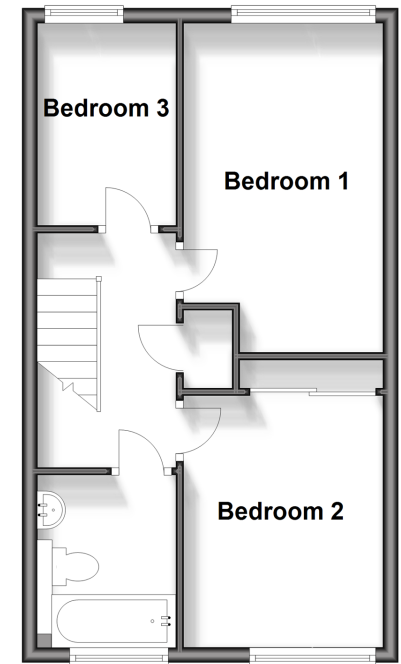
### Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



**Call Peacehaven - 01273 584511 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

