



**Price**

**£280,000**

**Freehold**

3x  2x  1x 

**Ash Walk, Newhaven,  
East Sussex, BN9**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Well proportioned rooms
- No onward chain
- Downstairs cloakroom
- Sought after area close to the town centre
- Situated in a quiet cul de sac featuring views across Newhaven valley

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'5 x 12'1 (4.40m x 3.69m)

Kitchen: 11'3 x 10'7 (3.43m x 3.23m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 11'3 (4.14m x 3.43m)

Family Bathroom

Bedroom 2 : 11'6 x 9'0 (3.51m x 2.75m)

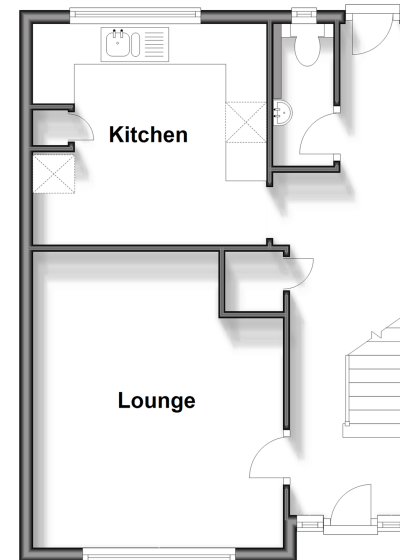
Bedroom 3: 8'7 x 8'3 (2.62m x 2.52m)

### OUTSIDE

Front and Rear Garden

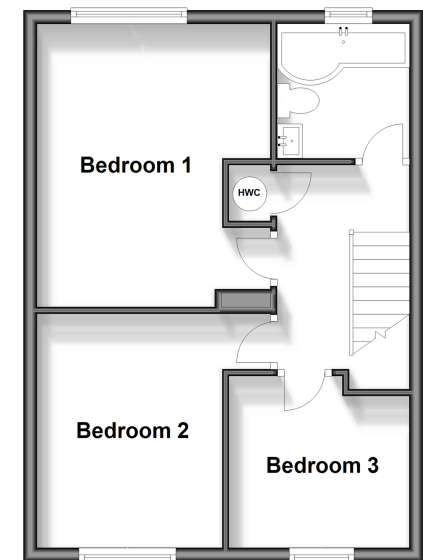
### Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.0 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.



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