



**Guide Price**  
**£550,000**

**Freehold**

5x  2x  1x 

**Westdean Avenue,  
Newhaven, East Sussex,  
BN9**

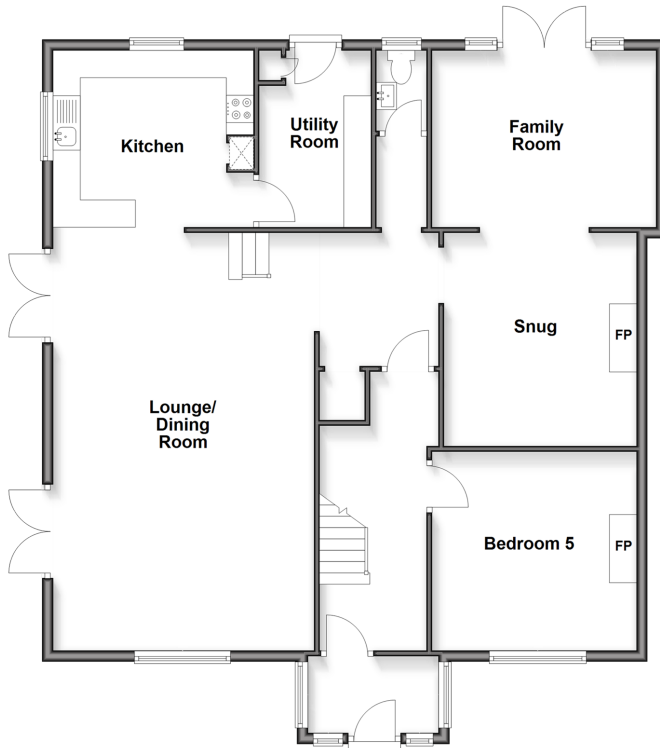
**OVER 60?**

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

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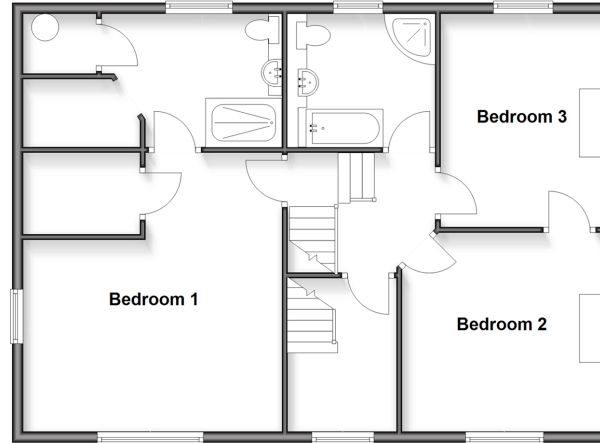
### Ground Floor

Approx. 123.1 sq. metres (1324.9 sq. feet)



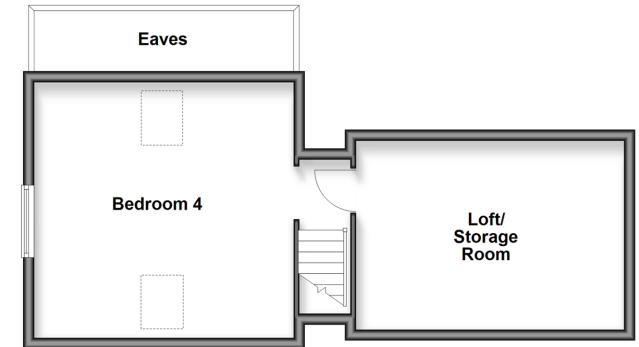
### First Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



### Second Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance way

Kitchen: 12'2 x 10'8 (3.71m x 3.25m)

Utility Room: 10'8 x 7'2 (3.25m x 2.19m)

Lounge/Dining Room: 25'4 x 18'7 (7.73m x 5.67m)

Cloakroom

Family Room: 12'5 x 10'8 (3.79m x 3.25m)

Snug: 13'4 x 11'10 (4.07m x 3.61m)

Bedroom 5/Reception

### FIRST FLOOR

Landing

Bedroom 1: 17'1 x 15'8 (5.21m x 4.78m)

Ensuite Shower Room

Family Bathroom

Bedroom 3: 13'2 x 9'10 (4.02m x 3.00m)

Bedroom 2: 12'5 x 11'11 (3.79m x 3.63m)

### SECOND FLOOR

Landing

Bedroom 4: 15'8 x 15'7 (4.78m x 4.75m)

Eaves Storage

### OUTSIDE

Front and Rear Gardens

Driveway





## Main features

- Unique location on the Cliff top with panoramic views of Newhaven Harbour and out to sea
- Semi-detached home over 3 floors
- Versatile accommodation, four/five double bedrooms with 3 reception rooms
- Large log burner in the snug
- Oil fired central heating and septic tank
- Gardens to 3 sides of the property and off road parking



### Nearest Schools

Primary Schools: Meeching Valley Primary 0.6 miles, Southdown Junior School 0.7 miles, Denton Community Primary 1.7 miles

Secondary Schools: Tideway School 0.3 miles,



### Transport Information

Train Stations: Newhaven Harbour 1.0 miles, Newhaven Town 1.1 miles, Bishopstone 2.1 miles



### Address

Westdean Avenue, Newhaven, East Sussex, BN9



### Directions

For directions to this property please contact us.





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Call Peacehaven Branch 01273 584511 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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