



**OVER 60?**

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

**Guide Price**

**£350,000**

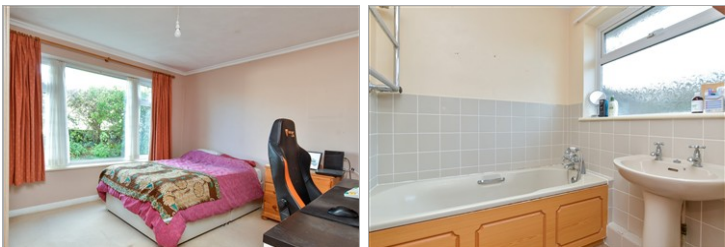
**Freehold**

3x  1x  1x 

**Wellington Road,  
Denton, Newhaven, East  
Sussex, BN9**

**cubitt&west**  
Helping you move forwards





## Main features

- Situated in a sought after location
- Bright and airy accommodation throughout
- Good size lounge with a feature fireplace
- Driveway and garage
- Safe and secure rear garden

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen: 16'3 x 10'6 (4.96m x 3.20m)

Bedroom 1: 11'9 x 11'7 (3.58m x 3.53m)

Bathroom

Separate Toilet

Bedroom 2: 8'8 x 7'9 (2.64m x 2.36m)

Bedroom 3: 8'8 x 7'9 (2.64m x 2.36m)

Lounge: 15'9 x 13'5 (4.80m x 4.09m)

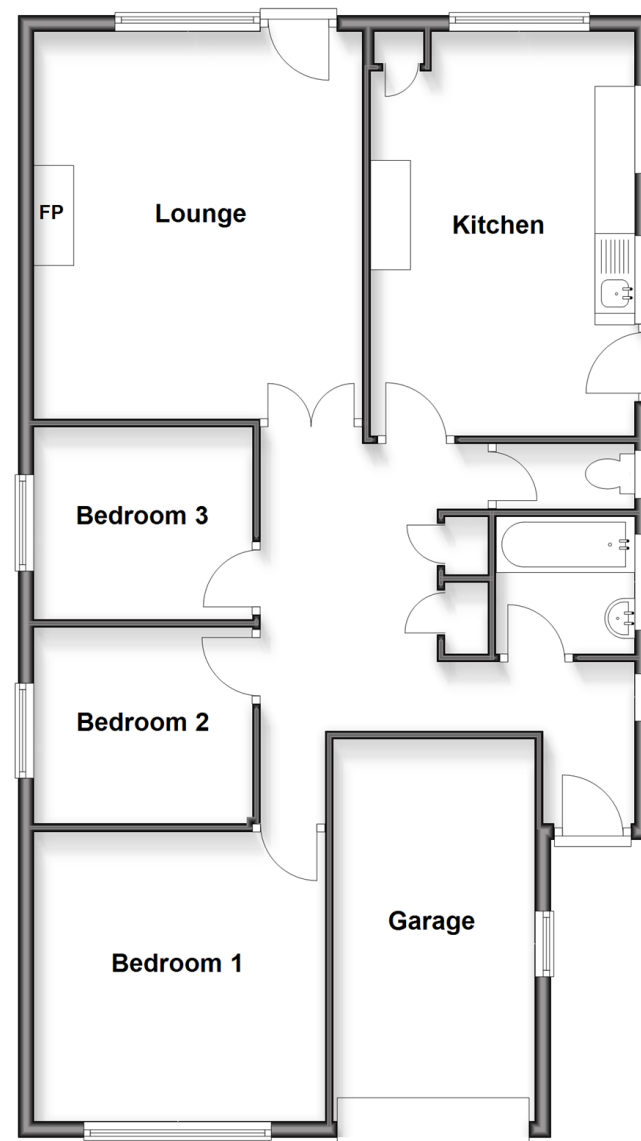
### OUTSIDE

Garage

Front & Rear Garden

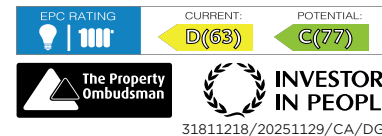
## Ground Floor

Approx. 98.1 sq. metres (1055.4 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 50% less, by purchasing a Lifetime Lease.



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