

Newhaven Heights, Newhaven, BN9 9HF

Asking Price £160,000

Council Tax Band: A



This is an exceptionally RARE OPPORTUNITY to acquire this ONE BEDROOM detached Park Home, which is situated in this SOUGHT AFTER development in Newhaven. The property itself has been very well cared for and is presented in excellent decorative order throughout. The views are unsurpassed with uninterrupted views over the surrounding greenland to the south. You enter the property via the main entrance door into the bright and spacious open planned living room and kitchen area. The Kitchen is well fitted with modern units and has a built in oven , washing machine and fridge freezer. the lounge area has double glazed patio doors overlooking that fabulous view. the inner hallway from the kitchen then leads through to the shower room, which is superbly fitted with a double shower cubicle, as well as a WC and wash hand basin. Lastly is the double bedroom, which is fitted with an array of modern fitted wardrobe units. Outside there are patio gardens to three sides, a useful shed and off street parking. park Charges of £285 per calendar month to include water.



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**Ground Floor Building 1**

**Bedroom**  
9'1" x 7'4"  
2.79 x 2.26 m

**Bathroom**  
7'6" x 6'8"  
2.29 x 2.04 m

**Kitchen**  
9'5" x 9'4"  
2.87 x 2.86 m

**Living Room**  
11'1" x 9'4"  
3.38 x 2.86 m

**Hallway**  
7'5" x 2'5"  
2.28 x 0.75 m

**Ground Floor Building 2**

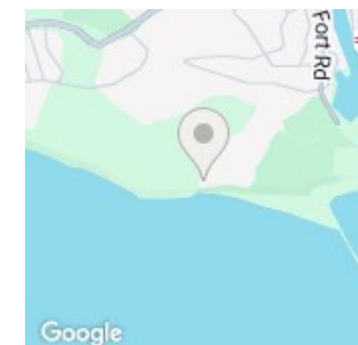
**Shed**  
5'7" x 6'2"  
1.72 x 1.89 m

Approximate total area<sup>(1)</sup>  
 403.28 ft<sup>2</sup>  
 37.47 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	