

OVER 60?

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



Guide Price
£625,000
Freehold

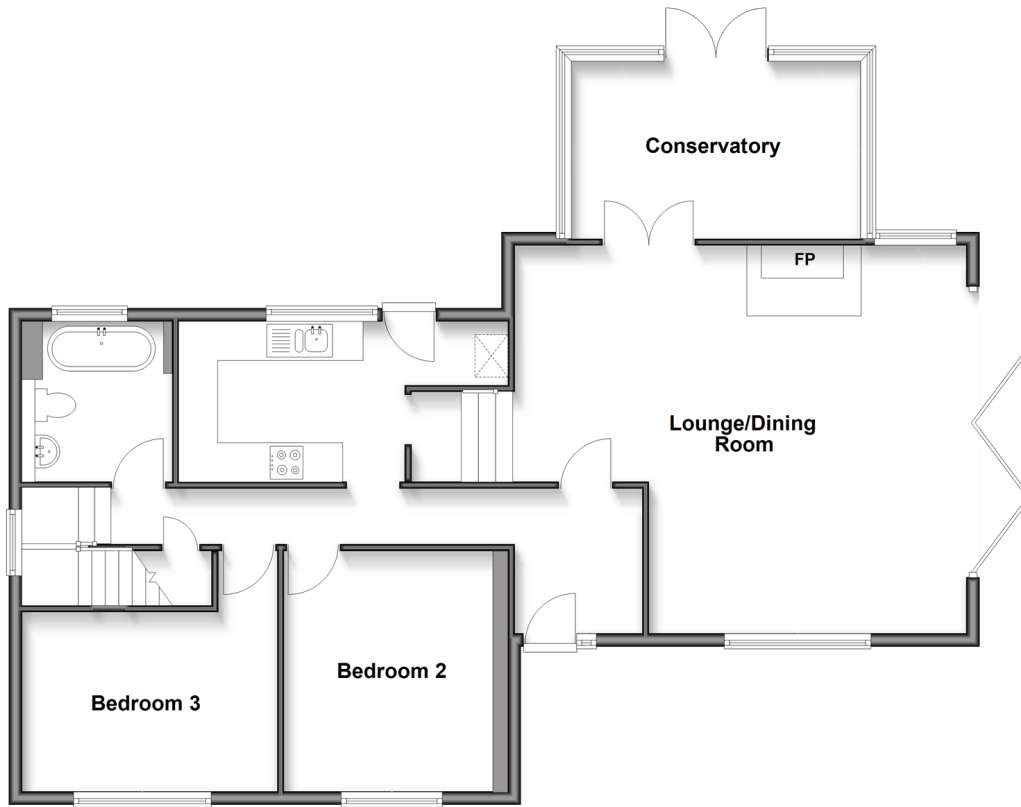
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Upper Valley Road, Newhaven, East
Sussex, BN9

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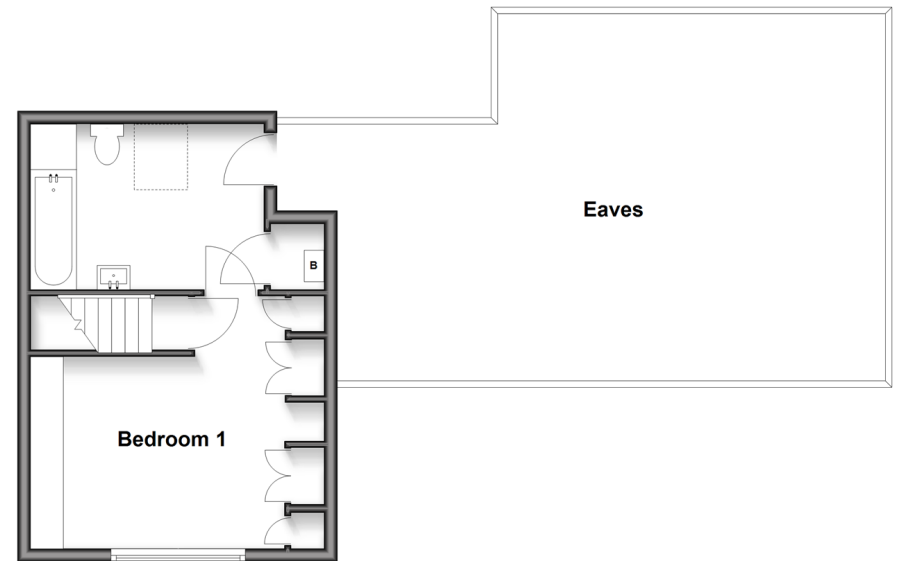
Split Level Ground Floor

Approx. 106.5 sq. metres (1146.2 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway

Lounge/Dining Room: 12'0 x 11'6 (3.66m x 3.51m) plus 19'3 x 15'8 (5.87m x 4.78m)

Conservatory: 15'3 x 9'3 (4.65m x 2.82m)

Kitchen: 16'0 x 8'9 (4.88m x 2.67m)

Bathroom

Bedroom 2: 12'8 x 12'0 (3.86m x 3.66m)

Bedroom 3: 12'3 x 10'4 (3.74m x 3.15m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 9'6 (3.58m x 2.90m)

En suite Bathroom

OUTSIDE

Driveway

Front and Rear Gardens



Main features

- Ensuite bathroom to the main bedroom
- Lovely conservatory leading out onto extensive gardens
- Close to countryside and cliff top walks
- Short car journey away from local amenities
- Semi rural location



Nearest Schools

Primary Schools: Southdown Junior School 0.7 miles, Meeching Valley Primary 1.4 miles, Denton Community Primary 2.1 miles

Secondary Schools: Tideway School 1.4 miles,



Transport Information

Train Stations: Newhaven Town 1.3 miles, Newhaven Harbour 1.8 miles, Seaford 3.0 miles



Address

Upper Valley Road, 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



- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority 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 59% less, by purchasing a Lifetime Lease



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