



Guide Price
£210,000

**Share of
Freehold**

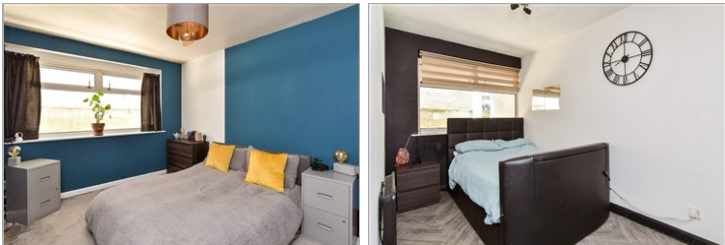
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**Fort Gate, Fort Road,
Newhaven, East Sussex,
BN9**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Purpose built apartment
- Balcony with lovely river and sea views
- Very well presented throughout
- Double length ground floor garage
- Close to west quay beach and Newhaven fort
- Close to local amenities

Accommodation

GROUND FLOOR

Garage: 31'1 x 10'6 (9.48m x 3.20m)

FIRST FLOOR

Entrance hallway

Lounge/Diner: 17'3 x 11'3 (5.26m x 3.43m)

Balcony

Kitchen: 9'6 x 7'4 (2.90m x 2.24m)

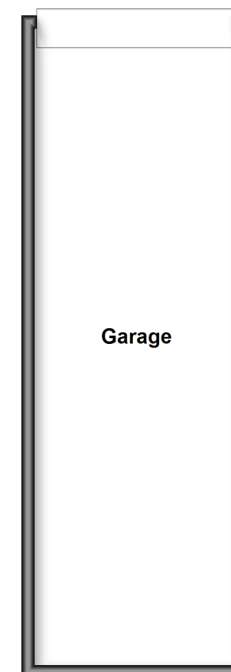
Shower Room

Bedroom 1: 14'4 x 9'8 (4.37m x 2.95m)

Bedroom 2: 12'6 x 7'2 (3.81m x 2.19m)

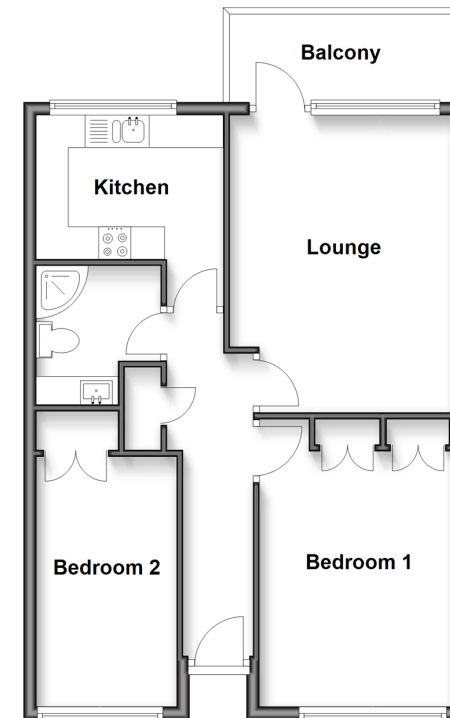
Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Call Peacehaven - 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
- 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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