



**Price**

**£200,000**

**Freehold**

2x  1x  1x 

**Downland Avenue,  
Peacehaven, East  
Sussex, BN10**

**cubitt&west**  
Helping you move forwards





## Main features

- Close to bus links to Brighton and Eastbourne
- No onward chain
- Ideal for first time buyers, in need of modernisation
- Close to countryside walks and local parks
- Timber framed construction and asbestos present will restrict borrowing



### Nearest Schools

Primary Schools: Meeching Valley Primary 0.7 miles, Southdown Junior School 1.0 miles, Hodder Junior School 1.1 miles

Secondary Schools: Peacehaven Community School 0.8 miles, Tideway School 0.9 miles, Northease Manor School 3.5 miles



### Transport Information

Train Stations: Newhaven Town 1.4 miles, Newhaven Harbour 1.5 miles, Bishopstone 2.8 miles

## Accommodation

### GROUND FLOOR

Hallway

Lounge/diner: 15'2 x 8'6 (4.63m x 2.59m)

Kitchen : 15'6 x 9'1 (4.73m x 2.77m)

Separate toilet

### FIRST FLOOR

Landing

Bedroom 1: 13'2 x 8'5 (4.02m x 2.57m)

Bedroom 2 : 9'6 x 8'5 (2.90m x 2.57m) plus 7'0 x 6'1 (2.14m x 1.86m)

Family bathroom

### OUTSIDE

Front and rear gardens

**Call Peacehaven - 01273 584511 ■ 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



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