



**Guide Price**

**£400,000**

**Freehold**

4x  2x  2x 

**Western Road,  
Newhaven, East Sussex,  
BN9**

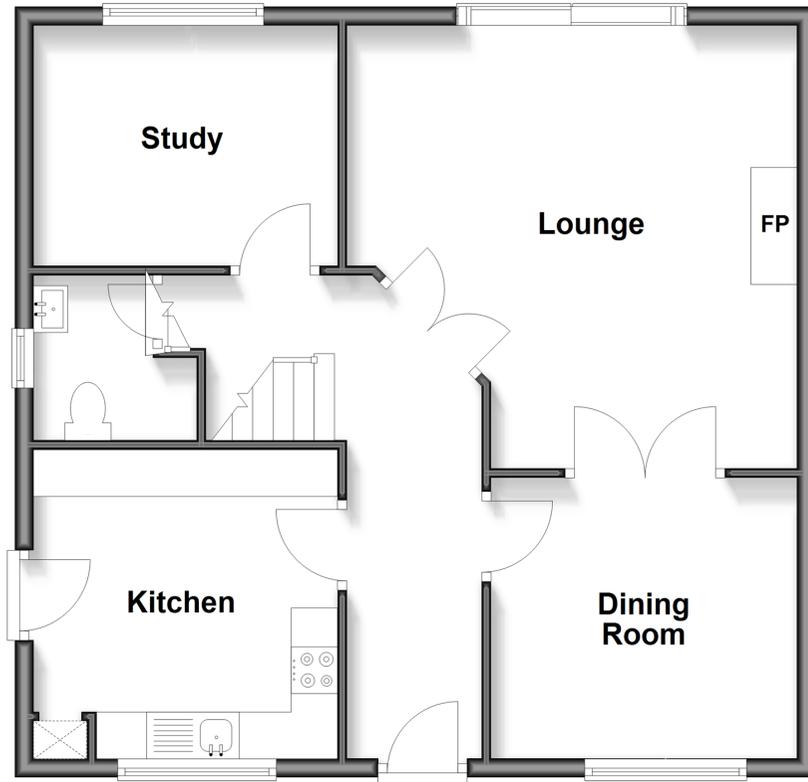
**OVER 60?**

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

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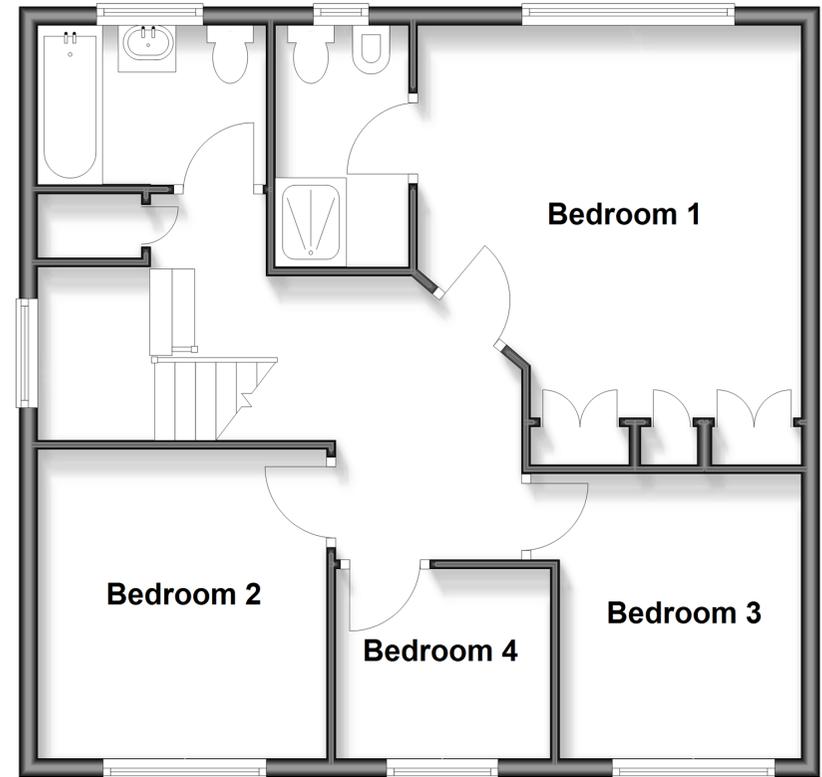
## Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



## First Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 10'8 x 10'8 (3.25m x 3.25m)

Lounge: 15'9 x 15'4 (4.80m x 4.68m)

Dining Room: 10'8 x 9'8 (3.25m x 2.95m)

Study: 10'9 x 8'5 (3.28m x 2.57m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'3 x 13'5 (4.65m x 4.09m)

En-Suite Shower Room

Bedroom 2: 10'8 x 10'4 (3.25m x 3.15m)

Bedroom 3: 9'9 x 9'5 (2.97m x 2.87m)

Bedroom 4: 7'6 x 6'5 (2.29m x 1.96m)

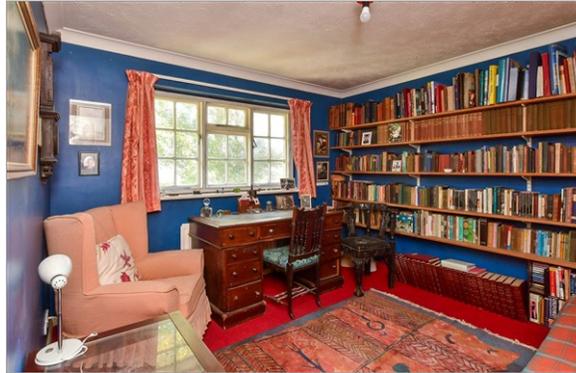
Family Bathroom

### OUTSIDE

Front and Rear Garden

Garage

Driveway



## Main features

- Character property in need of modernisation
- Substantial sized home on a good sized plot
- Ensuite to main bedroom
- Separate dining room with doors leading to the lounge
- Front and rear gardens with a double garage



### Nearest Schools

Primary Schools: East Hoathly CofE Primary 10. miles, Little Horsted C of E Primary 10. miles, Harlands Primary 12. miles

Secondary Schools: Uckfield Community Technology



### Transport Information

Train Stations: Uckfield 12. miles, Buxted 14. miles, Crowborough 18. miles



### Address

Western 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](http://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
- 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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