



Price
£420,000

Freehold

4x  2x  2x 

**Fort Road, Newhaven,
BN9**

OVER 60?

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

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Helping you move forwards



Main features

- **Spacious & elegant Edwardian family home**
- **Landscaped rear garden with play, patio & seating areas**
- **Character features that have been beautifully maintained throughout**
- **Handy utility room & downstairs shower room**
- **Close to Marina, town & train station**

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 13'6 x 13'1 (4.12m x 3.99m)

Dining Room: 12'5 x 11'3 (3.79m x 3.43m)

Kitchen: 12'1 x 10'0 (3.69m x 3.05m)

Utility Room: 10'1 x 7'1 (3.08m x 2.16m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 12'6 (3.99m x 3.81m)

Bedroom 2: 11'8 x 11'7 (3.56m x 3.53m)

Bedroom 3: 11'11 x 10'6 (3.63m x 3.20m)

Bedroom 4: 9'8 x 5'2 (2.95m x 1.58m)

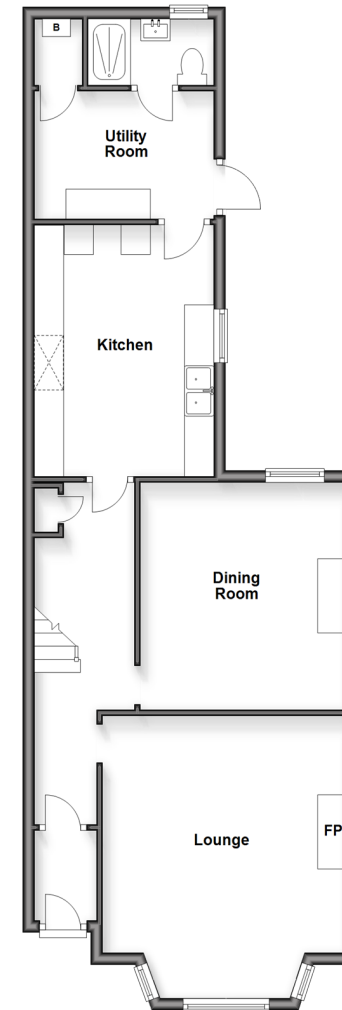
Bathroom

OUTSIDE

Front & Rear Garden

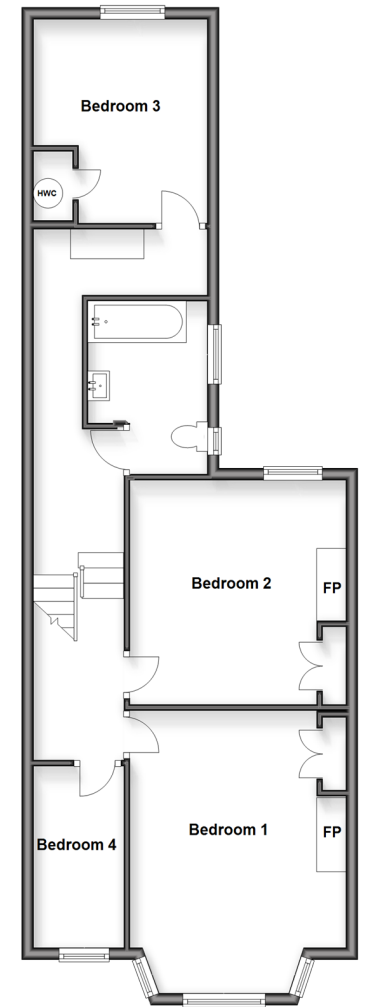
Ground Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



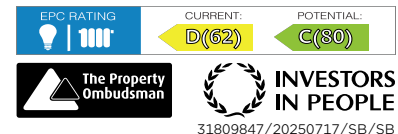
First Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



Call Peacehaven - 01273 584511 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us 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 59% less, by purchasing a Lifetime Lease.



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