



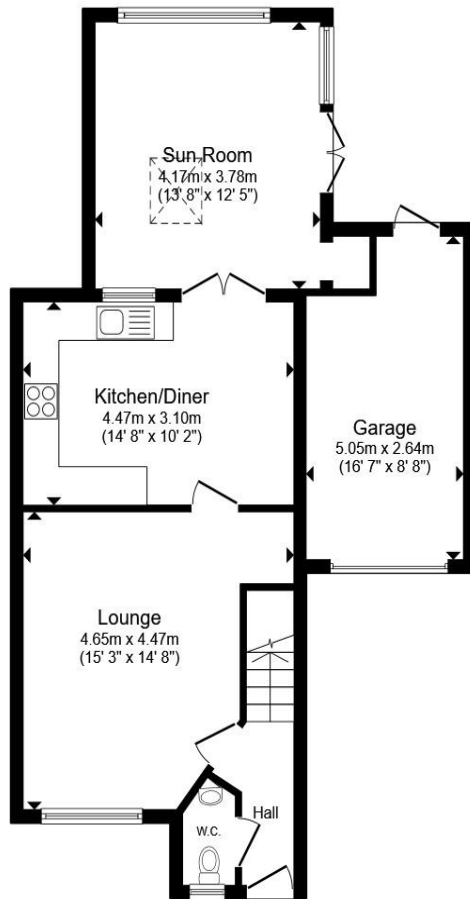
Hill Top Way, Newhaven BN9 9TE

welcome to

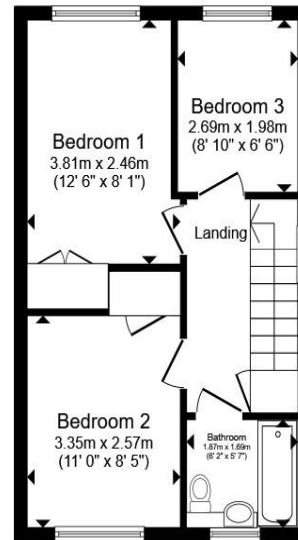
Hill Top Way, Newhaven

Hill Top Way is a 3 bedroom semi-detached house, situated in a highly sought after location in Newhaven. The property benefits from its own driveway & garage, along with a conservatory & downstairs WC. Please call us today to arrange your viewing!





Ground Floor



First Floor

Total floor area 104.5 m² (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

WC

Lounge

15' 3" x 14' 8" (4.65m x 4.47m)

Kitchen/Diner

14' 8" x 10' 2" (4.47m x 3.10m)

Sun Room

13' 8" x 12' 5" (4.17m x 3.78m)

Garage

16' 7" x 8' 8" (5.05m x 2.64m)

First-Floor Landing

Bedroom One

12' 6" x 8' 1" (3.81m x 2.46m)

Bedroom Two

11' x 8' 5" (3.35m x 2.57m)

Bedroom Three

8' 10" x 6' 6" (2.69m x 1.98m)

Family Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)

Rear Garden

Driveway

welcome to

Hill Top Way, Newhaven

- Modern Semi-Detached House
- Three Bedrooms
- Lounge/Modern Kitchen/Conservatory
- Spacious & Versatile
- Well Presented Throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA108056



Property Ref:
PEA108056 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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