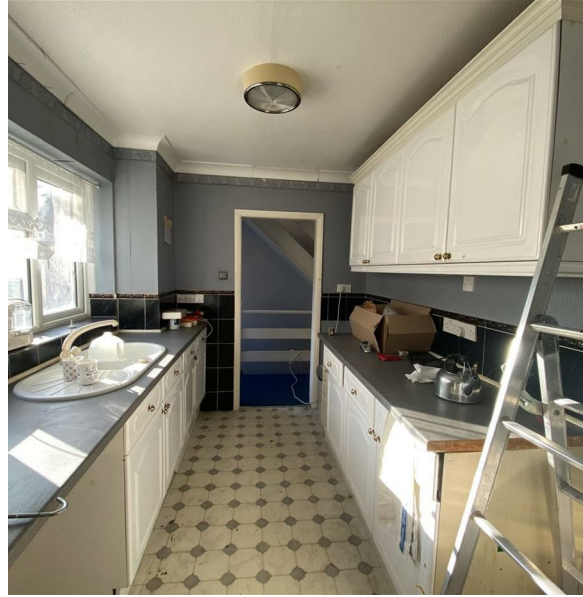


Church Hill, Newhaven, BN9 9LU
Offers Over £230,000
Council Tax Band: C



This three storey TOWN HOUSE is now an OPPORTUNITY not to be missed. The property is now in need of some UPDATING but with a little imagination and capital it will allow the new owner to create their PERFECT home or BUY TO LET investment. Currently arranged with two bedrooms the property could easily be altered to create four bedrooms if needed. Located centrally within Newhaven you will find the town centre a short distance away, alongside road links, ferry terminal and train station making this home very well connected.

The front door opens into an entrance hall, here you will find access to a handy wc and a large integral garage which is perfect for the family car, or just storage. Stairs from here rise to the first floor. Here you will find the large dual aspect living room which will easily accommodate your soft furnishings alongside a small table and chairs too.

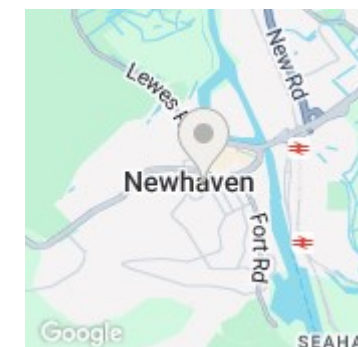
The kitchen offers matching wall and base units, appliance space and plenty of work surfaces. An opening from here leads into the dining room which is flexible in its uses. Completing this level is the family bathroom/wc.

The second floor is equally generous and boasts two double bedrooms, both of which feature built in storage. Completing the interior is an ensuite shower room which was originally a bedroom. If additional space is required then this room could easily be reverted back.

Moving outside, the property offers an area of lawned front garden and a patio garden to the rear.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	