



62 Hillcrest Road, Newhaven, Sussex, BN9 9EG

ROWLAND
GORRINGE

62 Hillcrest Road
Newhaven

Sussex
BN9 9EG

£380,000

A well presented and extended three bedroom semi-detached house in a popular location of Newhaven.

The property has been extended and improved by the current owners; to the ground floor the entrance hall is spacious and welcoming giving access to the living room, cloakroom, kitchen and conservatory which has French doors leading out onto the rear garden. The stairs lead from the hallway to the first floor landing giving access to the master bedroom offering sea views, bedroom two, three and a family bathroom. Outside to the rear of the property you will find a patio seating area along with a large out building.

Hillcrest Road is ideally situated to access both the town centre and the A259 coastal road. The town centre itself has a range of shops, cafes with further facilities including Seahaven swimming pool, various bus and train links to Brighton, Lewes, Eastbourne and London Victoria, as well as ferry links to the French port Dieppe.

NB: Under the terms of the 1979 Estate Agency Act, please note that the Vendor/family member of this property is an employee of Rowland Gorringe

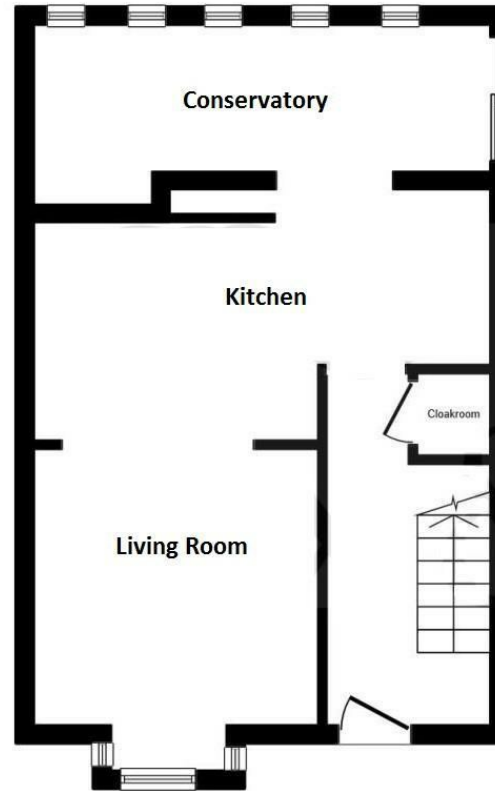


- Sea & Harbour Views
- 3 Bedrooms
- Living Room
- Refitted Kitchen (Nov.'19)
- Walking Distance to Town Centre
- Semi-Detached House
- Dining Room
- Bay Window
- New Boiler (2023)
- Close to Transport Links

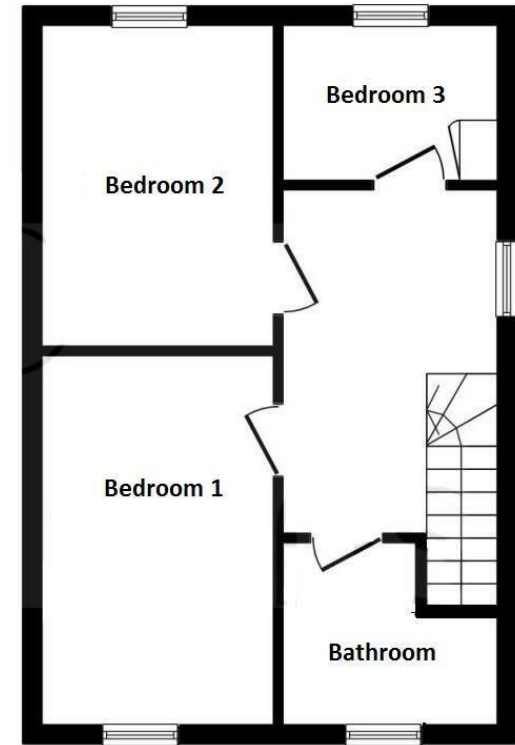


Entrance Hall	
Cloakroom	
Kitchen	5.11m x 4.06m (16'9 x 13'4)
Lounge	3.48m x 3.51m (11'5 x 11'6)
Conservatory	4.83m x 4.55m (15'10 x 14'11)
Landing	
Bedroom One	3.51m x 3.51m (11'6 x 11'6)
Bedroom Two	3.63m x 2.84m (11'11 x 9'4)
Bedroom Three	2.69m x 2.29m (8'10 x 7'6)
Bathroom	
Front Garden	
Rear Garden	
EPC - C	
Council Tax Band - C	





Ground Floor



First Floor

Please Note that these plans are for identification purposes only and may not be to scale.

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

**ROWLAND
GORRINGTON**