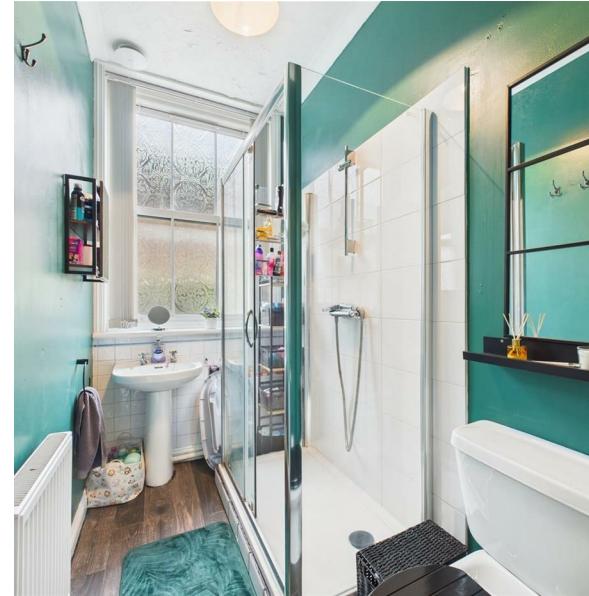


**Church Hill Lodge, Newhaven, BN9 9LQ**

**Asking Price £159,999**

**Council Tax Band: A**



Welcome to CHURCH HILL LODGE, a charming converted GROUND FLOOR FLAT nestled in the heart of Newhaven. This DELIGHTFUL property forms part of a CHARACTERFUL BUILDING that adds to its unique appeal. With one spacious reception room, one well-appointed bedroom, and a modern bathroom, this flat is perfect for individuals or couples seeking a comfortable living space.

The high ceilings and well-proportioned rooms create an airy atmosphere, making the flat feel both inviting and spacious. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and entertaining are a pleasure. The shower room has been thoughtfully designed, providing a stylish and functional space for your daily routines.

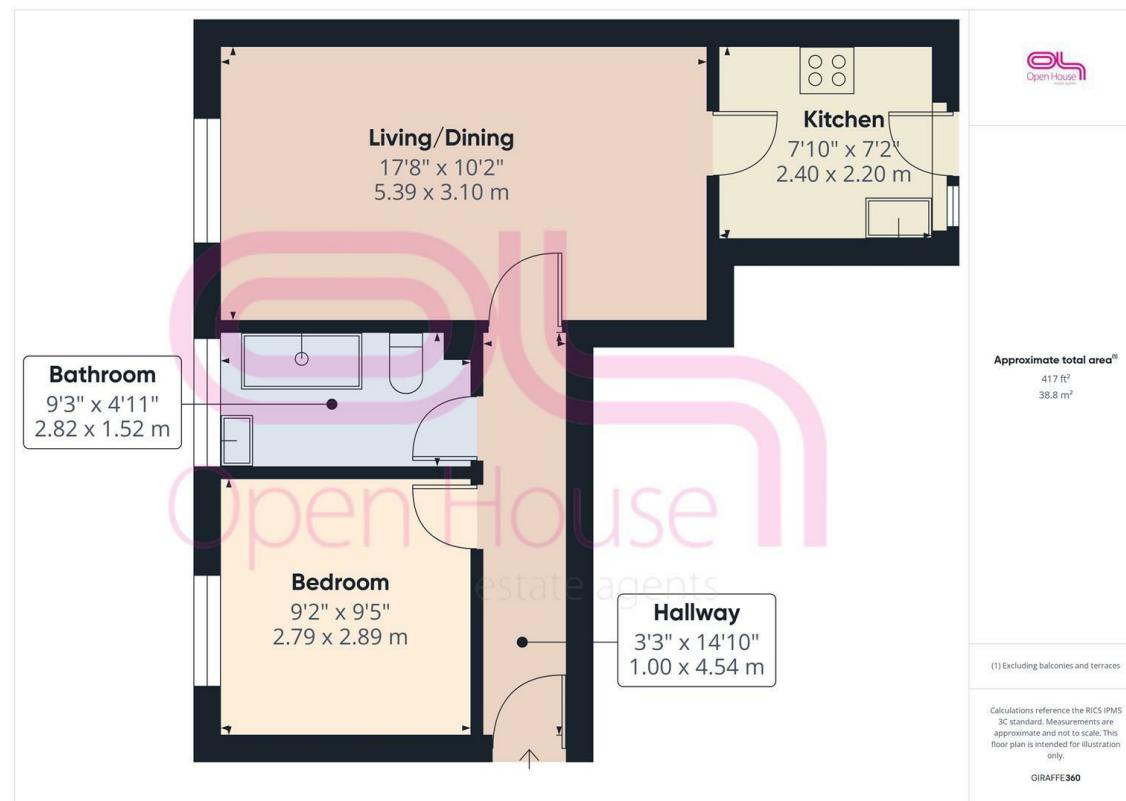
One of the standout features of this property is the secluded patio garden, offering a private outdoor retreat where you can relax and unwind. It is an ideal spot for enjoying a morning coffee or hosting friends for a summer barbecue.

Centrally located within Newhaven, this flat provides easy access to local amenities, transport links, and the picturesque coastline. Whether you are looking to explore the vibrant community or simply enjoy the tranquillity of your own home, Church Hill Lodge is a perfect choice.

We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely flat your new home.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC