



OVER 60?
Secure this property
for up to **59% less!**¹

Price
£450,000

Freehold

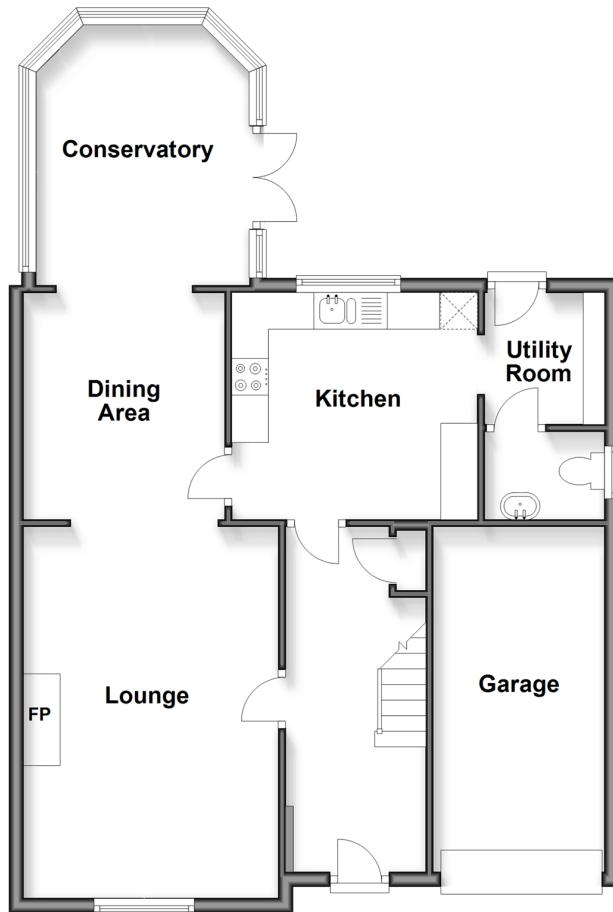
4x 2x 1x

**Hill Top Way,
Newhaven, East Sussex,
BN9**

cubitt & west
Helping you move forwards

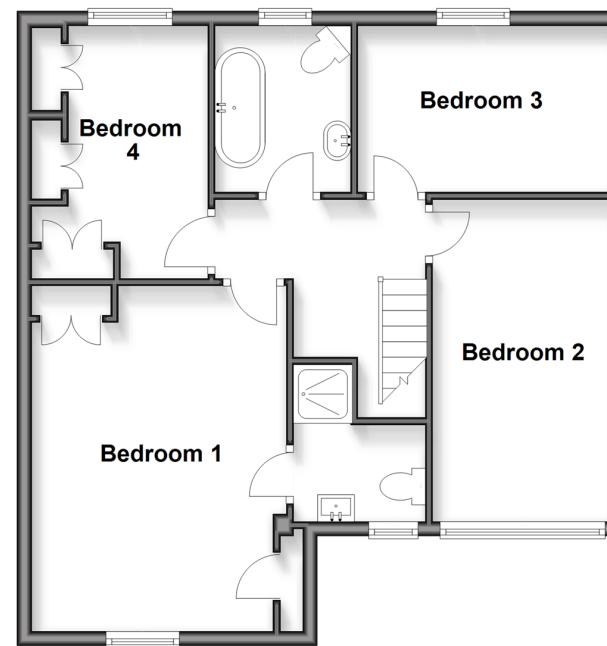
Ground Floor

Approx. 74.1 sq. metres (797.1 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Lounge: 16'7 x 10'8 (5.06m x 3.25m)
Dining Area: 10'0 x 9'0 (3.05m x 2.75m)
Conservatory
Kitchen: 10'1 x 10'0 (3.08m x 3.05m)
Utility Area: 6'6 x 6'0 (1.98m x 1.83m)
Cloakroom

FIRST FLOOR

Landing
Bedroom 1: 15'7 x 11'2 (4.75m x 3.41m)
Ensuite Shower Room
Bedroom 2: 14'0 x 8'2 (4.27m x 2.49m)
Bedroom 3: 11'4 x 7'9 (3.46m x 2.36m)
Bedroom 4: 11'4 x 8'3 (3.46m x 2.52m)
Bathroom

OUTSIDE

Front & Rear Gardens
Garage & Driveway



Main features

- **Breathtaking views of the coastline from Seaford to Brighton**
- **We understand the conservatory roof to be fully insulated, which enables it to be used all year round, perfect for breathtaking views all year round**
- **In a sought after location**
- **Integral garage with a driveway to the front**
- **Ensuite shower room to bedroom one**

Nearest Schools

Primary Schools: Meeching Valley Primary 0.4 miles, Southdown Junior School 0.5 miles, Denton Community Primary 1.5 miles

Secondary Schools: Tideway School 0.1 miles,

Transport Information

Train Stations: Newhaven Harbour 0.8 miles, Newhaven Town 0.8 miles, Bishopstone 2.0 miles

Address

Hill Top Way, Newhaven, East Sussex, BN9

Directions

For directions to this property please contact us.



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Call Peacehaven Branch 01273 584511 ■ cubittandwest.co.uk



- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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