



**Price**  
**£450,000**

**Freehold**

4x  2x  1x 

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

**OVER 60?**

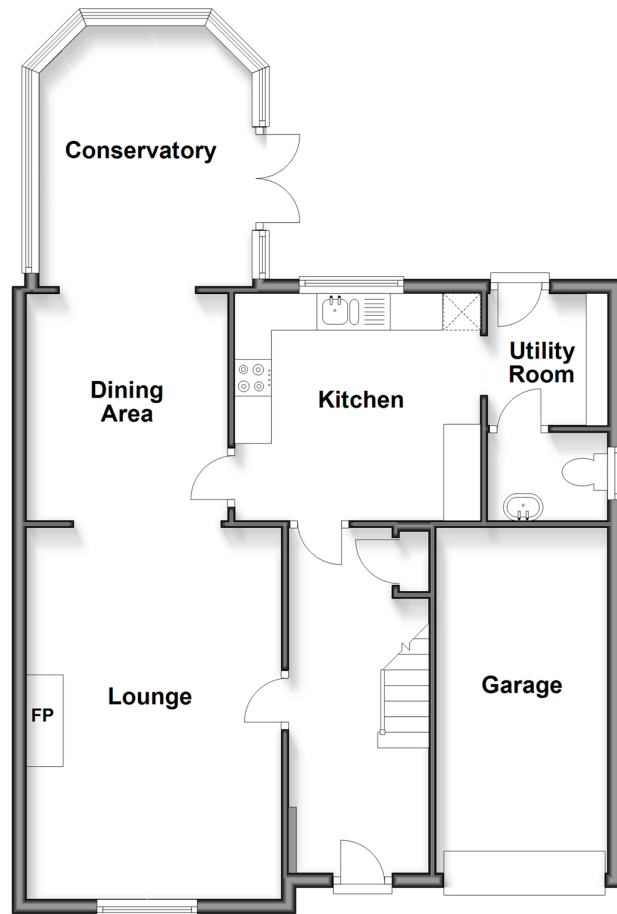
Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



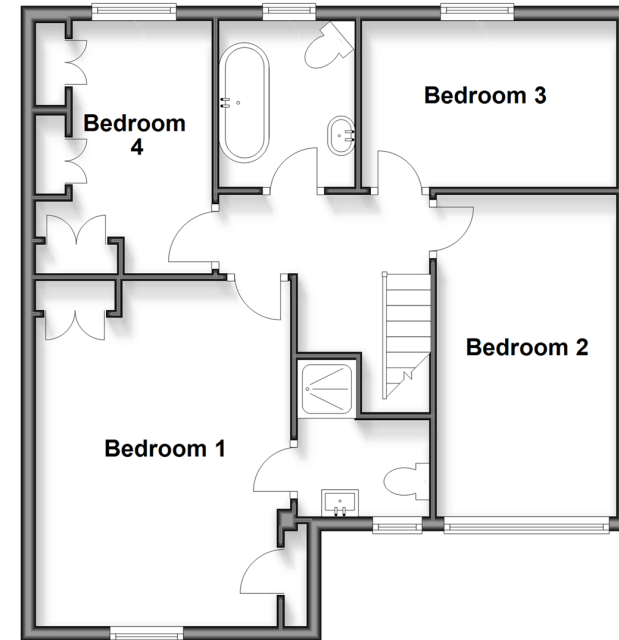
### Ground Floor

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.





**cubitt&west**  
Helping you move forwards

Call Peacehaven Branch 01273 584511 ■ [cubittandwest.co.uk](https://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



31811155/20250917/CA/SB