1 HILL TOP WAY, NEWHAVEN, EAST SUSSEX, BN9 9TE

£345,000

This very well presented three bedroom semi-detached house offers an excellent opportunity to purchase a well positioned family home, ideally situated with views towards the sea. Local schools and a convenience store are within close proximity.

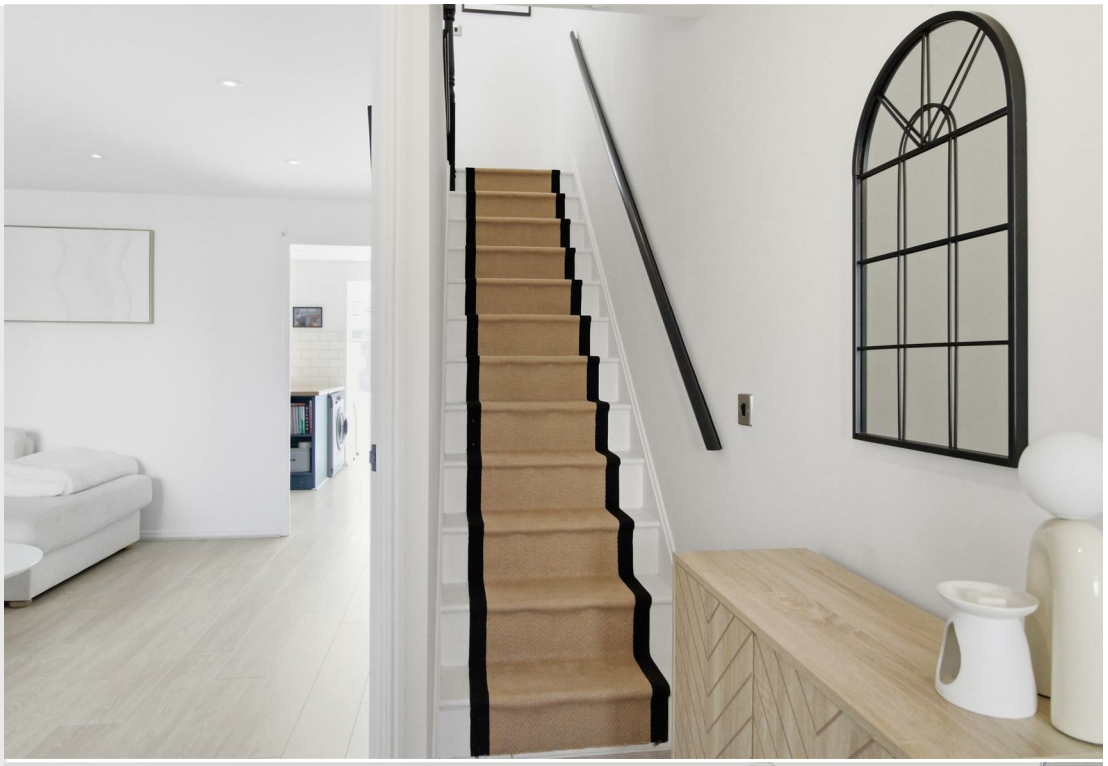
Upon entering, you are welcomed into a bright and inviting entrance hall, complete with a convenient downstairs cloakroom. The accommodation continues into a spacious living room, which flows through to the kitchen and dining/conservatory.

The first floor comprises three good-sized bedrooms, two of which benefit from built-in wardrobes. Two of the bedrooms also enjoy lovely views towards the coastline and sea. A well-appointed family bathroom completes the first floor.

Bus stops offering services towards both Brighton and Eastbourne are also approximately half a mile from the property, making this an ideal location for families and commuters alike.

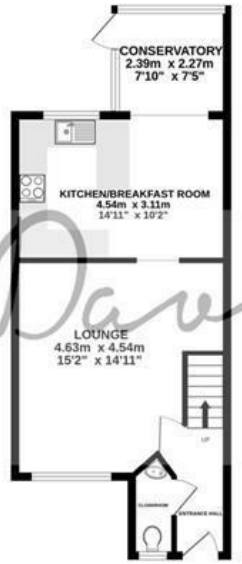
Further benefits include gas central heating and uPVC double glazing.

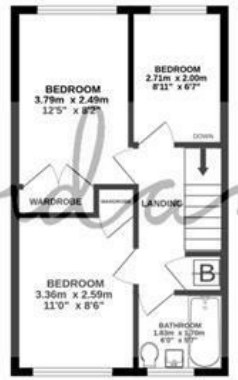
- VERY WELL PRESENTED FAMILY HOME
- SEMI-DETACHED
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- EXTERNAL OFFICE/GARAGE
- LOCAL SECONDARY SCHOOL JUST A SHORT WALK AWAY
- LIVING ROOM WITH A LOVELY FLOW INTO THE KITCHEN AND DINING ROOM
- VIEWS TOWARDS THE SEA FROM TWO BEDROOMS
- BUS ROUTES LOCATED APPROXIMATELY HALF A MILE AWAY
- OFF ROAD PARKING



GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.

1ST FLOOR
34.8 sq.m. (374 sq.ft.) approx.





David Jordan
EST. 2004

1 HILL TOP WAY NEWHAVEN

TOTAL FLOOR AREA : 89.7 sq.m. (965 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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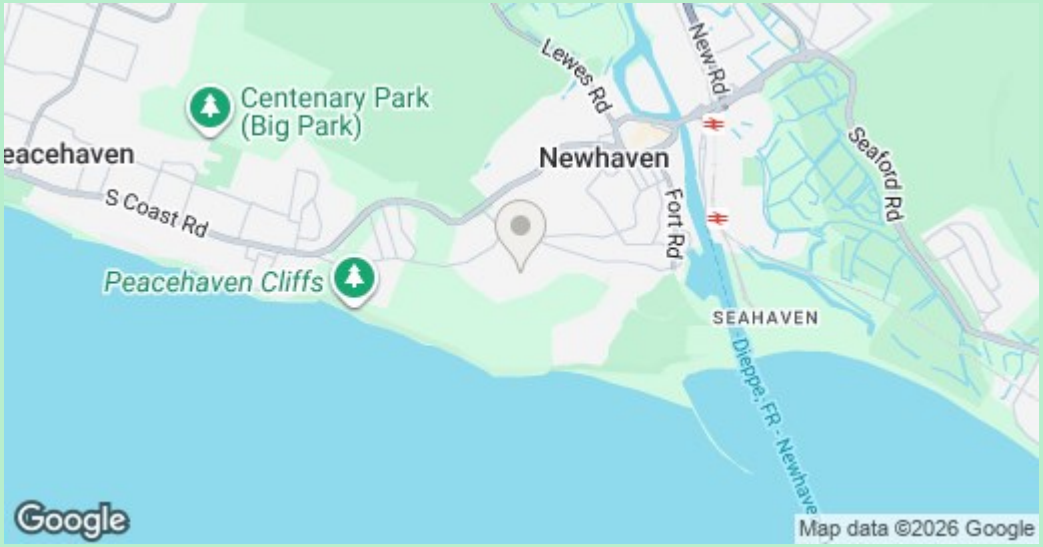
COUNCIL TAX BAND

Local Authority: Lewes District council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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